Cowan Ranch Heritage Area Farm Site
Historic Structures Report

Washington State Parks

Prepared by The Johnson Partnership, 2007

Table of Contents

List of Figures

List of Figures

List of Figures

List of Figures

List of Figures

1.1 Administrative Data

Administrative Data

Historic name: Cowan Farm

Current name: Cowan Ranch Heritage Area

Address: 515 Hoko-Ozette Road, Clallam County, WA

Parcel number: Clallam County 1332221101000000

UTM: 10 399853E 5345949N (NA D 27)

Size: 522 Acres

Map: Section 22/23 Township 32 N. Range 13 W.

Owner: Washington State Parks, 7150 Cleanwater Drive SW, P.O. Box 42650, Olympia, WA 98504

Owner contact: Kevin (Lex) Palmer (360) 902-0930, Lex.Palmer@parks.wa.gov

Proposed Treatment

Proposed Treatment

Immediate—Preservation

Future—Restoration/Rehabilitation

Contemporary Related Studies

Contemporary Related Studies

Washington State Parks. "Hoko River State Park, Initial Public Access Development Planning, Final Report." July 29, 2006.

Palmer, Kevin (Lex). "Cowan RanchHeritage Area Cultural Landscape Iventory," Northwest Region Washington State Parks and Recreation Commission. 2006

Ward, Joe E., P.E. "Cowan Ranch Barn Structural Engineering Study." April 11, 2006.

Cultural Resource Data

Cultural Resource Data

Dates of Construction: Barn 1900, House 1907, Garage 1957

Period of Significance: 1900-1960

Individual eligibility:

National Register of Historic Places, Historic District.

Washington Heritage Register.

Historic Structures Report Commissioned by the Washington State Parks, August 2006

1.2 Project Team

Project Team:

The Johnson Partnership–Report preparation, research and field work

Larry Johnson, AIA

Lani Johnson

Steve Campbell

Ellen Mirro

Schultz/Miller–Cost estimating

Al Thorslund

Wessen and Associates, Inc. Archeological Services–Archeologic and Ethnographic overview

Gary C. Wessen, Ph.D.

1.3 Contributors

Contributors:

The authors wish to thank the following individuals for their assistance in the research and writing of this document:

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Elaine Miller, Photo Archivist, Washington State History Research Center, Tacoma, WA

Introduction

The creation and development of Hoko River State Park began in the mid-1970s, when Washington State Parks and Recreation Commission purchased 21 acres at the Point of the Arches, south of the Makah Indian Reservation, and acquired a series of properties along the north shore on the Clallam Bay spit that, through an agreement with Clallam County Parks, would ultimately become part of the County-operated Clallam Bay Park. In the early 1990s, State Parks purchased the 33-acre Elizabeth Hoyt property and the 522-acre Cowan Ranch life estate—both a few miles west of Sekiu. In 1993, John Cowan, the former owner of the Cowan Ranch, donated an additional 55 acres at Eagle Point, and in 1995, the agency acquired additional land at Eagle Point. The purchase and transfer of the 115-acre Hoko River Estuary property from the non-profit organization River Network in 1998, continued to add significant natural resource and recreational value to the growing collection of State Parks holdings in the area. Alongside these acquisitions grew the vision of a destination state park in the region that would contribute significantly to the economic vitality of the northern coast of the Olympic Peninsula, attracting new visitors by increasing recreational opportunities, as well as protecting its environmental, cultural, and historic resources.

In February of 2004, Washington State Parks and Recreation Commission staff held a public planning workshop in Clallam Bay, and also met with representatives of government agencies, staff of the Makah and Lower Elwha Klallam Tribes, and leaders of the Clallam Bay/Sekiu community, as an initial planning effort to identify issues regarding resource management and future park development and potential means to address them. These issues and preliminary approaches toward resolving them were outlined as part of the "Hoko River State Park Initial Public Access Development Planning Final Report" issued on July 29, 2004. The report included the following approaches regarding the Cowan Ranch Heritage Area:

- Conduct historic structures inventory for the Cowan Ranch area and determine appropriate treatments through preparation of a cultural resource management plan.
- Treatments should be limited to stabilization/preservation prior to completion of a cultural resource management plan as per agency policy.
- Propose capital project to stabilize both the barn and farmhouse during the 2005-07 budget cycle.
- Consider rehabilitation of farm site for use as interpretive center/museum, lodge, hostel, or other regional attraction.

Washington State Parks and Recreation Commission commissioned this historic structures report to initiate a cultural resource management plan for the farm site included within the greater Cowan Ranch Heritage Area. A copy of the Scope of Work (SOW) for this project is included as Appendix 7 of this report and is included on the compact disk accompanying the hard copy of this report.

The purpose of this report, therefore, is to identify significant historic associations with the farm site and its buildings; what remains of the original extant building fabric, and alterations that either removed or added to that fabric; as well as to provide an assessment of the building's existing conditions. This analysis was used as a basis for recommendations contained in this report relating to immediate repair, maintenance, and future restoration/rehabilitation of the farm site and its buildings; recommendations for future action and additional research; and opinions of probable construction cost to implement those recommendations.

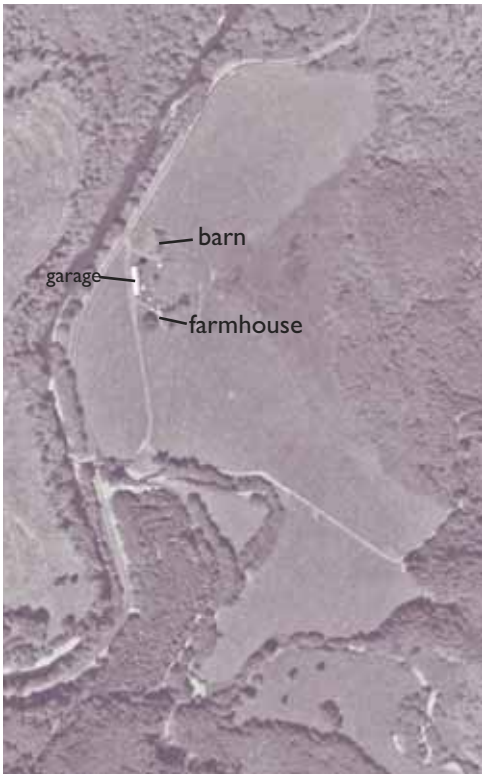
1.5 Methodology

Methodology

This report is based on information obtained from a combination of primary and secondary sources, including newspaper articles, standard historical references, and personal communication. The reports listed above are included on the accompanying compact disk to present to the reader as much useful information as possible. Some information and recommendations included in these reports, however, should be revised with respect to the building's historic status. Staff of The Johnson Partnership conducted field survey work of the Cowan Heritage Area farm site on August 3-4, 2006, and December 5, 2006. The compact disk includes a PDF version of this report, as well as PDF versions of selected condition photographs, measured record drawings of the building, prepared by The Johnson Partnership.

This report draws upon some historical information previously compiled by Washington State Parks and Recreation Commission, which included a general history of the Cowan family and the farm site. Information on the history of Clallam County and the development of its economic base was derived from standard historical references, notably those by Ruby El Hult (*Untamed Olympics,* 1954) and a symposium of historical information published by the Clallam County Historical Society (*Jimmy Come Lately*, Jervis Russell, ed., 1971). Historical photos of the farm were obtained from members of the Cowan family. Further information on this topic was gained from a historic federal survey map (U.S. Bureau of Land Management, 1893), Metsker maps, and aerial photos. Appendix 1 on the compact disk accompanying this report includes medium resolution digital copies in TIFF format of historic photos used in the preparation of this report.

1.6 Executive Summary



Department of Natural Resources aerial 1990

Executive Summary

Historic Significance and Site Chronology

In 1893, Olympic Peninsula pioneer George Lamb homesteaded a 160-acre parcel immediately adjacent to and to the east of the farm site, and soon acquired the small segment of land—the farm site—located between his homestead and the Hoko River. Lamb built the extant dairy barn around 1900, and replaced his original two-room cabin with a Craftsman bungalow around 1909. Lamb sold the site to J. Kenneth Cowan and his wife Helma in 1918, when the ranch's most recent owner, John Cowan, was four years old. The Cowans and their four children worked the land, clearing additional pasture along the Hoko and Little Hoko Rivers, and ran a highly successful dairy farm and ranch that supplied milk, cream, meat, and some produce to local markets, logging camps, and to urban areas as far away as Seattle. Over the years the Cowans added a number of buildings to the site to accommodate changing farming practices and technology.

Around 1920, a Milk House was built to the south of the Barn, and a poultry house (since demolished) was built to the northeast of the Farmhouse. In the early 1930s, a Woodshed was added to the western side of the Farmhouse. In 1935, 46 feet were added to the north side of barn and additional farm acreage was acquired. In the 1940s, a Pump House was built to provide AC power for the farm and a diesel generator was installed. This system replaced an earlier DC system and provided power for milking machines and a water pump in the Milk House. The Barn roof was replaced in 1958, using hand-split shakes, and the original cedar shingle roof of the Farmhouse was replaced with shakes around that time. The Garage/Equipment Shed was built around 1958, and the following year dairy operations were discontinued, although cattle continued to be raised on the ranch.

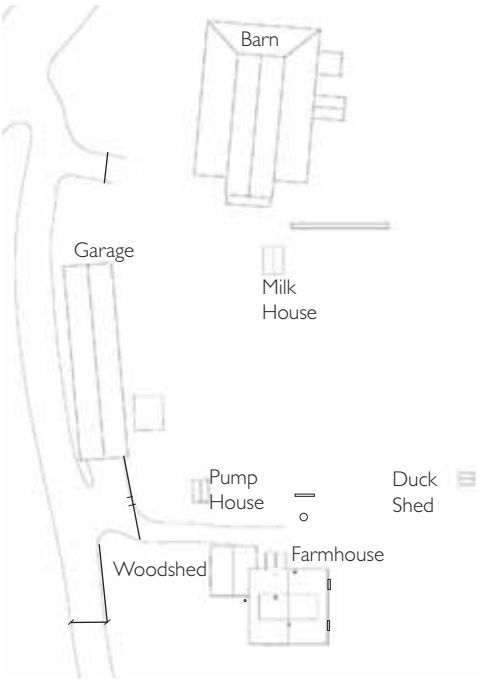
Around 1960, the farm was connected to utility power. In the mid-1960s, the poultry house was torn down and the rear porch of the Farmhouse was enclosed. The southern doors to the Barn hay area were also modified around that time. In the late-1960s, the Hoko-Ozette Road was realigned to the west near the river and a new concrete bridge was built over the Little Hoko River. Viking ships flanking the entry stairs on the eastern side of the house and a decorative hand pump base near the rear door on the western side of the house were added in the late-1960s, or early 1970s.

Several changes to the Farmhouse were made after 1976, including enclosing the two front porches, remodeling the bathroom and the kitchen, adding a bay to the northern side of the Farmhouse, and constructing a large bird feeder and some birdhouses on the northern side of the house at this time. The ranch ceased operation in 1984.

The Cowan Ranch Heritage Area was acquired by Washington State Parks and Recreation Commission in 1991, and is currently under caretaker status.

1.6 Executive Summary

Site and Buildings Description



Site and Buildings Description

The site is a cluster of seven buildings: a Farmhouse, a Woodshed, a Garage/ Equipment Shed, a Barn, a Milk House, two other utility structures, and several decorative site features. The buildings lie slightly to the east of the Hoko River and Hoko-Ozette Road and approximately one mile north of Highway 112, approximately four-and-a-half miles west of the town of Clallam Bay. The immediate site is part of a former dairy and cattle ranch and is a relatively flat area approximately 600 feet long in the north-to-south direction and three hundred feet wide in the east-to-west direction. Pastureland stretches to the north, east, and further south along the Little Hoko River, a tributary of the Hoko River.

The Farmhouse is a one-and-a-half story wood-frame Craftsman style bungalow presently enclosing approximately 3,000 square feet of interior space. The building is approximately aligned with ordinal directions with the traditional main entrance facing toward the east. The building measures approximately 45 feet north-to-south, approximately 44 feet east-to-west, and is approximately 24 feet, six inches at the top of its highest point along its north-south ridgeline. The building has asbestos siding and a shake roof. The interior has been altered extensively and there are several lapidary-work panels mounted in the kitchen area.

The Woodshed is attached to the Farmhouse on its western side. The Woodshed is a one-story wood-frame utility building enclosing approximately 720 square feet of interior space. The building is oriented approximately on-line with the farmhouse with entrance doorways located on the northern and southern sides. The building measures approximately 30 feet north-to-south, approximately 24 feet east-to-west, and is approximately 16 feet at the top of its highest point along its north-south ridgeline. The building a slab-on-grade structure with the floor approximately two feet below the main floor of the attached farmhouse. The building has asbestos siding and a shake roof. The interior of the woodshed has no finish work and is utilitarian in nature. The building is divided in halves by a north-to-south wood-frame wall with connecting doorways at the northern and southern ends of the wall.

The Garage/Equipment Shed is a long narrow building located approximately halfway between the Farmhouse and the Barn and a little west of both. The Garage sits to the east of the entrance drive and is sited slightly northwest of ordinal with the long direction running roughly north-to-south. The Garage measures approximately 130 feet long and approximately 27 feet wide. The Garage has a gable roof with a 6-in-12 pitch, with the ridge running north-to-south with approximately 10-inch overhangs. The Garage measures approximately 17 feet high from grade to the ridgeline, with a wall plate height of approximately 10 feet from the garage floor. The building is sheathed with 1x12 red cedar board-and-batt vertical siding. The roof is covered with galvanized steel 30 x 2 1/2 inch corrugated panels. The interior of the building is utilitarian.

The Barn is the northernmost building on the site and is located approximately 250 feet north of the Farmhouse. The building is sited slightly northeast of ordinal with the long direction running roughly north-to-south. The building measures approximately 104 feet overall in the north-to-south direction and approximately 66 feet, six inches in the east-to-west direction, not counting the two later additions on the building's eastern façade. The building, in form a "monitor" type, consists of a tall central gable-roofed core with a lean-to shed on the southern end and lean-to side galleries that wrap around the eastern, northern, and western sides resulting in northeastern and northwestern hip

roof intersections. The southern, eastern, and western perimeter walls, and the northern main gable end are sheathed with unpainted 1x12 red cedar board-and-batt vertical siding. The northern perimeter wall is covered with 1x8 red cedar horizontal drop siding. The roof is covered with hand-split red cedar shakes with a 28-inch exposure applied to spaced horizontal boards. The building's highest point is along its central gable ridgeline, which is approximately 32 feet above the surrounding grade. The main gable roof has an approximately 9-in-12 pitch. The southern shed roof has a 7-in-12 pitch. The surrounding shed roofs on the eastern, northern, and western sides have a 6-in-12 pitch. There are two small non-contributing additions on the building's eastern side. The barn interior has five main sections: the southern wagon bay area, the central haymow, the eastern milking side aisle, the northern side aisle, and the western side aisle. The main structure is composed of un-sawn poles or timbers embedded in the soil with timber beams, collar ties, and wood joists. All floors are made of horizontally laid rough boards on wood sleepers. The wagon bay area is at the southernmost end of the building.

The Milk House is located approximately 50 feet from the southeastern corner of the Barn, and is oriented approximately in-line with the Garage. The small building measures approximately 16 feet, six inches long in the north-to-south direction, and 10 feet, six inches wide in the east-to-west direction. The northern 12 feet of the building are constructed on a perimeter foundation with a concrete stem wall extending above grade approximately two feet. The southern four feet are constructed on concrete footings on grade. The building has a gable roof with a 5 1/2-in-12 pitch, with the ridge running north-to-south with approximately 10-inch overhangs. The building measures approximately 11 feet high from grade to the ridgeline, with a wall plate height of approximately seven feet, six inches from the surrounding grade. The grade immediately around the building has settled, as well as the building itself, resulting in foundation cracking on both the eastern and northern concrete stem walls. The perimeter walls are sheathed with 1x6 horizontal drop siding with corner boards. All exterior walls are painted white. The roof is covered with 30 x 2 1/2 inch galvanized steel corrugated panels. One section of roofing is missing at the southeastern corner of the roof. The interior retains many of its original features, including a cooling trough and a cream separator.

The Duck Shed is a small rectangular wood-frame utility shed located northeast of the Farmhouse, adjacent to a corral and near a group of trees. The shed measures approximately eight feet, four inches long east-to-west, by approximately eight feet, four inches wide in the north-to-south direction. The shed has a shallow gable roof with a 5-in-12 pitch, with the ridge running east-to-west, and approximately 10 inch overhangs. The shed measures approximately seven feet high from grade to the ridgeline. The shed sits on top of untreated heavy timbers directly on soil. All framing is 2x4s for wall studs, plates, and rafters. The perimeter walls are sheathed with sawn red cedar board-and-batt, and the roof is covered with hand-split shakes over flat spaced 1x8 boards.

The Pump House is a small utility shed located across the driveway to the north of the Woodshed. The shed measures approximately 12 feet long in the north-to-south direction and approximately eight feet wide in the east-to-west direction. The shed has a gable roof with a 10-in-12 pitch, with the ridge running north-to-south with approximately 10-inch overhangs on the south, east, and west sides. A bracketed shelf with struts supports a 30-inch overhang on the northern side. The shed measures approximately 10 feet high from grade to the ridgeline. The shed is a light frame structure built on a simple perimeter foundation. The perimeter walls and roof are sheathed with corrugated aluminum panels.

1.6 Executive Summary

Site and Buildings Description

Site features, most incorporating decorative work, include four welded metal gates, a wagon wheel and harrow discs fence, embedded plows, metal ladybugs, a hand pump on cobble stone base, a bird feeder, bird houses, and two Viking ship planters.

Character Defining Features

Character Defining Features

The term "character-defining feature" is used to identify the elements that characterize a building and includes such elements as its overall shape, massing, materials, craftsmanship, functional and decorative details, interior proportions, spaces, and attributes, as well as certain aspects relating to its site, landscaping, and overall environment. There are seven buildings on the farm site and a complete list of character defining features is included in section 4.0 of this report. Site character-defining features include the way the buildings are clustered on the site surrounded by pastureland on north, east, and south with the Hoko River and the Hoko-Ozette Road to the west, for example. The site's relative isolation is another. Character-defining features of the Farmhouse include the standard form of a Craftsman era bungalow. The Barn is the predominant building on the site and its character-defining features include its size, its shape, and its construction materials. The Milk House's shape, materials, and interior plan are among its character-defining features. The Woodshed and the Garage/ Equipment Shed, Duck House, and Pump House are utility buildings and have only a few basic character-defining features. Two later additions to the barn are non-contributing.

Period of Significance and Integrity

Period of Significance and Integrity

Establishing the period of significance is important when evaluating the historic integrity of a site and its buildings and developing criteria for what constitutes its historic fabric. The period of significance of the Cowan Ranch Heritage Area farm site is the period between 1900, when the southern portion of the barn was completed, to 1960, when dairy operations were discontinued. Although 1960 is less than the National Register threshold criteria of 50 years of age or older, it is appropriate to designate this period during which all major buildings and site features remaining on the site were built and a successful dairy operation was run.

Integrity is both the authenticity of a historic resource's physical identity evidenced by the survival of characteristics existing during the resource's period of significance and its ability to convey its significance. Integrity involves several aspects including location, design, setting, material, workmanship, feeling, and association. The site and the seven buildings on the site, as well as the many decorative site features, have varying levels of integrity. The site itself has lost at least two buildings, a poultry house and a small smokehouse, and some of its landscape elements, but still retains good integrity. The Farmhouse has been extensively altered on both its exterior and interior, but retains sufficient integrity to warrant restoration. The Woodshed, Garage/Equipment Shed, Duck House, and Pump House retain a fairly high level of integrity. The Barn also has a high level of integrity, although its character-defining features are deteriorating (see Condition Assessment). The Milk House also has good integrity, but is also suffering from structural problems.

Conditions Assessment

The seven buildings on the site, as well as its decorative site features, vary in physical condition.

The Farmhouse is generally in good condition, but has serious structural problems related to fungal growth (dry rot) in the crawl space, and plumbing leaks were also observed in this area. The building has no effective vapor barriers or insulation. Some insect infestation was observed in the windows, and other areas should be checked for further damage. Some loose glazing putty was observed on the southern side of the Farmhouse. The putty tested positive for lead content. The current siding tested positive for asbestos content. The roof intersection between the farmhouse and the woodshed creates an awkward valley intersection that is inherently prone to water infiltration problems. Recent high winds damaged the bargeboards on the southern side of the house. The shake roofing is also near the end of its life. The interior is generally serviceable. There is no central heating, with heat supplied by three woodstoves. Two of the stove heat shields tested positive for asbestos content. Testing of some surface paint on walls and trim indicated the presence of lead. The mechanical and electrical systems do not meet current code.

The Woodshed is in generally good condition although the shared roof valley with the farmhouse allows water infiltration on the northern side. The building is unheated and has no insulation. The current siding tested positive for asbestos content and the trim paint tested positive for lead content. Electrical systems do not meet current code.

The Garage/Equipment Shed is in good condition although lateral bracing in the east/west direction is deficient. The building is unheated and has no insulation. Electrical systems do not meet current code.

The Barn has serious structural problems related to excessive moisture conditions due to water infiltration through the building envelope, direct contact of structure to soil, and several decades of animal use. The structural system, flooring, and some exterior siding exhibit severe insect infestation. Wood samples taken from the barn tested positive for powder post beetles (anobiid beetles), termites, and moisture ants. Infestation seriously compromises the structural capacity of the wood members and weakens its ability to withstand gravity and lateral loads. The perimeter structure and lower portion of the siding around the entire building is disintegrating. Much of the exterior siding on the eastern side of the Barn is missing, as are several windows. The building is unheated and has no insulation. Electrical systems do not meet current code. The two non-contributing addition on the eastern side are in very poor structural condition.

The Milk House is in generally good condition with the exception of its underlying concrete foundation that has severely settled resulting in near complete failure. A portion of the metal roofing is missing. The exterior and interior paint tested positive for the presence of lead. The building is unheated and has no insulation. Electrical and mechanical systems do not appear to be present or functioning.

The Duck Shed is in fair condition although it appears to rest on untreated wood bearing directly on soil. The building was full of debris preventing close inspection. The building is unheated and has no insulation. Electrical and mechanical systems do not appear to be present or functioning.

The Pump House is also in good condition, although soil on its northern side should be tested for the presence of organic contamination from the former diesel

1.6 Executive Summary

Conditions Assessment

storage tank that was located on this side. The building is unheated and has no insulation. Electrical systems do not meet current code.

The decorative site features are in generally good condition, having had continued painting, with the exception of the wagon wheel and harrow disc fence. The wagon wheels are disintegrating, with several parts missing.

In addition to the seven buildings and decorative site features, there is a travel trailer and shed roof shelter east of the Garage. The trailer and the structure were added between 1980 and 1990 and are not significant to the historic development of the site.

Treatment Recommendations

Treatment Recommendations

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (The Standards) were used as a basis for recommendations contained in this report. The Standards provide general information for stewards of historic properties to determine appropriate treatments. Because it is difficult to anticipate the specific future use of the site and the specific use program that use will require, the initial recommendations included in this section focus on the immediate stabilization and conservation of the site and its buildings, retaining the flexibility to accept a variety of future uses.

Because the specific future use of the farm site is yet undetermined, the Preservation Standards are best applicable for the immediate future. Other treatments for specific elements of the site and for particular buildings and structures are appropriate after initial preservation and will be discussed later in this section.

Preservation is the act or process of applying measures necessary to sustain the existing integrity of a building, especially its form, features, and detailing. The character-defining features of the farm site and its buildings are discussed in detail elsewhere in this report, and include, but are not limited to: site features, exterior features, and interior features original to the site and its buildings. Preservation practice, including preliminary measures to protect and stabilize the property, generally focuses on ongoing maintenance and repair of historic materials and features, rather than on extensive replacement and new construction.

An extensive list of recommended projects that comprehensively address site considerations and various building conditions is grouped as either critical or as non-critical. Critical projects are those immediate actions that should be implemented in the short-term to address life-safety issues and severely deteriorated conditions, and those treatments necessary to conserve the historic materials and integrity of the site and specific buildings or structures located on the site. Non-critical actions should be addressed as part of a longer-term restoration or rehabilitation project for the site and its buildings. Advisory opinions of probable construction costs for all recommendations are included in Appendix 5.

The final element of this report was to initiate planning for future use of the farm site as an interpretive center/museum, lodge, hostel, or other regional attraction. To provide a meaningful example of the creation and application of a comprehensive treatment approach to the entire site, and to facilitate development of some opinion of probable implementation costs, a hypothetical use—a boutique organic dairy farm providing value-added products—was

assumed for the farm site. Recommendations were provided to bring all extant buildings on the site to utility or interpretive level. No attempt was made, however, to change the underlying use of the buildings, including the Barn, or to propose new buildings that would be required for such a new use, with the exception of the possible reconstruction of a new poultry house.

In this scenario, the Farmhouse exterior would be restored to near its early 1920s appearance and the interior renovated to accepted contemporary residential standards. Because of the Barn's deteriorated condition and insect infestation it is difficult to assess the total scope of rehabilitation it requires. It is probable that large portion of the structural system of the building will have to be replaced in-kind or receive structural reinforcement, and that much of the exterior envelope will also need replacement. The initiation of this work in the near future is daily becoming more critical. The Milk House, an important interpretive element, must also eventually receive a new foundation.

Finally, the presence of the Woodshed conflicts with the restoration of the Farmhouse to early 1920s condition. Three alternatives were presented to address this situation, rehabilitation of the Woodshed, ignoring its incongruity; relocation of the Woodshed slightly to the west; and complete demolition and site restoration. In the two latter alternatives, further documentation of the building and interpretation is recommended.

Recommendations for Future Action

Recommendations for Future Action

The Cowan Ranch Heritage Area farm site may be eligible for listing on the National Register of Historic Places as an historic district. As historic districts generally require that the majority of the buildings within the district are contributing, it would be advisable to complete some appropriate restoration and rehabilitation of the farmhouse and stabilization of the barn prior to nomination.

A set of CAD record drawings and virtual three-dimensional models of all buildings within the farm site as well as photo documentation were prepared as part of this report. This documentation provides an important baseline of the existing conditions on the site prior to modifications. These record drawings and photographs should be completed to conform to the standards of the Historic American Building Survey (HABS) level II, and submitted to the State Historic Preservation Officer.

During the preparation of this report it was evident that important primary information resources, people who are familiar with the development and use of the farm site during its period of significance, have not yet been tapped. As these individuals are aging, it is imperative that these resources be approached and oral histories collected. This information should be collected in the near future via professional quality oral interviews. Properly conducted, these interviews can document the lives of the people who lived and worked on the site—an essential tool for future interpretation of the site.

All information collected in the preparation of this report, or through future actions relating to the history of, and preservation of, the farm site and its buildings, should be deposited in appropriate and accessible local, state, and national archival institutions. The Sequim Museum and Arts Center has received artifacts from the Cowan Farm Heritage Area farm site and may be an appropriate local archival institution. The Washington State Archives, Northwestern Branch, would be an appropriate regional archival location.

2.0
Statement of Significance

Statement of Significance

Cowan Ranch Farm Site circa 1930

The Cowan Ranch Heritage Area is approximately 522 acres—the majority of which is considered a relatively intact historic cultural landscape. The Heritage Area includes pastures, forested areas, a cluster of farm and ranch buildings, and other artifacts associated with its dairy farming and later ranch history. The approximately three-acre farm site, containing a farmhouse, a woodshed, a garage/equipment building, a large dairy barn, a milk house, minor structures, historic artifacts, fences, and vegetation, is the primary subject of this report.

In 1893, Olympic Peninsula pioneer George Lamb homesteaded a 160-acre parcel immediately adjacent to and to the east of the farm site, and soon acquired the small segment of land—the farm site—located between his homestead and the Hoko River. Lamb built the extant dairy barn around 1900, and replaced his original two-room cabin with a modern Craftsman bungalow around 1909. Lamb sold the site to J. Kenneth Cowan and his wife Helma in 1918, when the ranch's most recent owner, John Cowan, was four years old. The Cowans and their four children worked the land, clearing additional pasture along the Hoko and Little Hoko Rivers, and ran a highly successful dairy farm and ranch that supplied milk, cream, meat, and some produce to local markets, logging camps, and to urban areas as far away as Seattle. The Cowans discontinued their dairy around 1960, but continued cattle ranching until 1984.

The farm site provides a unique opportunity to view and interpret an agrarian cultural landscape in continuous use from 1893 to 1984—a period of ninety-one years.

2.0
Statement of Significance
Environmental Context

Map of the northern Olympic Peninsula

Environmental Context

The Cowan Ranch site, now part of Hoko State Park, is located within Clallam County on Washington State's Olympic Peninsula, 20 miles east of the most northwestern point of the contiguous United States, Cape Flattery, home of the Makah Indian Reservation. The site lies within a cleared alluvial plain just upriver of the mouth of the Hoko River. The river empties into the Strait of Juan de Fuca, a 14-mile wide tidal passageway between the Pacific Ocean and Puget Sound, separating the United States from Vancouver Island, Canada, to the north. The small towns of Clallam Bay and Seiku are respectively two and four miles further east on the coast along State Highway 112. Port Angeles, the largest city and county seat of Clallam County, is located 46 miles east of the ranch. The Olympic Mountains, within the Olympic National Park and Olympic National Forest, are located to the south. The Hoko-Ozette Road, the only vehicular access to Olympic National Park's Lake Ozette, runs along the east bank of the Hoko River, directly west of the site. The surrounding lowland areas range from relatively undisturbed natural forests with streams, rivers, and interspersed lakes and wetlands, to second growth forests, clear-cuts, cleared pastures, and rural dwellings. Large stretches of coastline remain relatively natural, interrupted only sporadically with residences.

The site is located in what is considered the Humid Transition Zone of the Olympic Peninsula, historically favoring the development of the Temperate Moist Coniferous Forest, with dominant tree species including Sitka spruce, western hemlock, and western red cedar.[1] The area's climate, tempered by its maritime location, is generally mild, with an average annual maximum temperature of 54.6° (F), an average minimum temperature of 40.4° (F), and an average annual rainfall of 81.3 inches.[2] Generally summer temperatures are in the low 60s and winter temperatures in the mid-30s. In the mountains to the south, annual rainfall exceeds 130 inches, resulting in great variation of water level in the adjacent Hoko River. Mean discharges at the Hoko River gauge range from a low of 43 cubic feet per second (cfs) in July to 868 cfs in January. The river reached a recent high of 1,706 cfs in November of 1996.[3] The Little Hoko River enters the Hoko River approximately one-quarter mile south of the site, and will occasionally overflow its banks flooding the farm.[4]

1. Dale R. Croes, The Hoko River Archaeological Site Complex, The Wet/Dry Site (45CA213, 3,000-1,700 B.P). (Pullman, WA: Washington State University Press, 1995), p. 13

2. Western Regional Climate Center (WRCC). Clallam Bay, Slip Point, WA (451465). "Period of Record Monthly Climate Summary, 6/ 2/1948 to 6/30/1976. http://www.wrcc.dri.edu/cgi-bin/cliRECtM.pl?waclal. Accessed Nov. 3, 2006.

3. United States Geological Survey (USGS). 12043300, Hoko River near Sekiu, WA. http://waterdata.usgs.gov/wa/nwis/uv?station=12043300. Accessed Nov. 3, 2006. United States Department of the Interior, U.S. Geological Survey. "12043300 Hoko River near Sekiu, WA, Location of Station and Daily Mean Flows, Statistics of Monthly Mean Data for Water Years 1962-2005." http://wa.water.usgs.gov/data/realtime/adr/2005/12043300.2005.sw.pdf. Accessed Nov. 3, 2006.

4. John Cowan, "Living Off the Land," in Sturdy Folk-Personal accounts of life and work on the Olympic Pennisula, ed. Mavis Amundson (Port Angeles, WA: Olympic Printers, 1994), p. 17. The Cowan Ranch farm site was also flooded in November 2006.

2.0
Statement of Significance

Ethnohistoric and Historic Context[5]

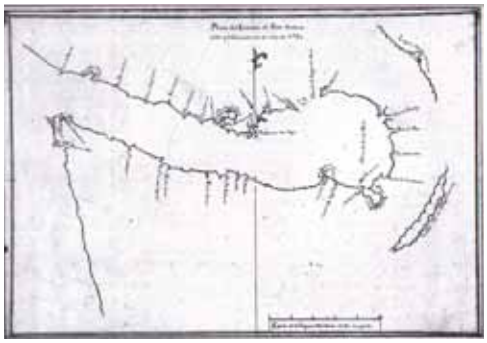
Prior to European contact, people of the Makah and Klallam peoples inhabited and frequented the coastal areas on the northwest Olympic Peninsula, including the northern coast between what is now called Cape Flattery and Port Angeles. By the time of the first European contact in the late 1700s, the mouth of the Hoko River had generally become the western end of a shared resource gathering area for both tribal groups that extended eastward to the mouth of the Lyre River. The Makah traveled southward from Cape Flattery and eastward to Hoko, Sekiu, Clallam Bay, Pysht, and the Lyre River, as well as across the Strait of Juan de Fuca to the southwestern portion of Vancouver Island. The Klallams were closely tied to other Central Coast Salish-speaking bands on the eastern Olympic Peninsula and across the Strait of Juan de Fuca to the southeastern portion of Vancouver Island and the San Juan and Gulf Islands.[7]

With the arrival of English and American fur trading ships on the Northwest Coast significant European trade with the Makah and Lower Elwha Klallam tribes developed in the latter part of the 1700s. Two Spanish ships commanded by Bruno Hecata and Bodega Quadra entered and explored the Strait of Juan de Fuca in 1775.[8] In 1778, while on his third voyage, English Captain James Cook discovered and named Cape Flattery, and in 1787, English fur trader Charles Barkley explored deeper into the Strait, naming it after Juan the Fuca, a Greek navigator also known as Apostolos Valerianos, who claimed to have discovered it as early as 1592.[9]

Captain John Meares, another English fur trader, entered the Strait in 1788, naming Mount Olympus, the highest peak in the Olympic Mountain Range.[10] A representative of the Viceroy of Mexico, Estivan Jose Martinez, seized the two ships Meares commanded the following year at Nootka Sound on the northwestern coast of Vancouver Island.[11] Estivan claimed all of the Pacific Northwest for Spain in an effort to block Russian and British claims to the region.[12] In return, England demanded that Spain abandon the fort at Nootka and the other lands on the northwest coast of America and to compensate Meares for the loss of his ships and cargoes. The Spanish refused, causing both countries to prepare for war, with England threatening to drive the Spanish completely out of North and South America. In 1790, Spain relented, agreeing to all demands and signing the Treaty of Nootka, which affirmed England's claims to the northern coastal areas of the Pacific Northwest.[13] Speculating that the Strait would become the boundary line, Martinez sent Manuel Quimper to explore and further native trade in the area. Spain was also the first to establish an outpost on the peninsula in 1792, when Quimper's fellow captain, Salvador Fidalgo, built a small fort at Neah Bay, abandoning it in the spring of the following year.[14]

Speculation of the existence of a Northwest Passage through the North American continent in the vicinity of Latitude 48° 30' (the Strait of Juan de Fuca) was fueled when Meares published a report of his travels in 1790.[15] With renewed effort, British expeditions increased, with Captain George Vancouver conducting thorough explorations of the Strait of Juan de Fuca, Puget Sound, and the eastern coast of Vancouver Island in 1792, charting and naming many geological features along the way. During his voyage, Vancouver encountered Robert Gray, the first American to enter the West Coast fur trade. Besides becoming the first American to sail around the world, Gray was the first explorer to discover and cross the bar into the Columbia River, giving the United States its first territorial claim to the area.[16]

Ethnohistoric and Historic Context



de Haro's Map

5. A more complete archaeological and ethnographic survey of the Cowan Ranch area has been prepared as a companion volume to this report, but is under separate cover: An Ethnographic and Archaeological Overview Of the Washington State Parks & Recreation Commission's Hoko-Cowan Ranch Praperties, Clallam County, Washington, by Gary Wessen, 2006.

6. Croes, The Hoko River Archaeological Site Complex, 16.

7. Washington State Parks and Recreation Commission (WSP). Hoko River State Park, Initial Public Access Development Planning, Final Report (July 29, 2006), p. 4.

8. Ruby El Hult, The Untamed Olympics: The Story of a Peninsula (Portland, OR: Binford & Mort, 1954), p. 6.

9. Hult, The Untamed Olympics, 10-12.

10. Hult, The Untamed Olympics, 11.

11. Hult, The Untamed Olympics, 13.

12. Hult, The Untamed Olympics, 13.

13. Hult, The Untamed Olympics, 17.

14. Hult, The Untamed Olympics, 16.

15. Hult, The Untamed Olympics, p. 17.

16. George Edmund Meany, History of the State of Washington (New York, NY: The Macmillan Co., 1943), p. 36.

2.0 Statement of Significance

Ethnohistoric and Historic Context

The Adams-Onís Treaty of 1819, which settled the territorial dispute between the United States and New Spain, cemented American interests in the Northwest by establishing a border at the 42nd parallel, beginning with what would become Nebraska and extending westward to the Pacific Ocean.[17] This treaty, along with the Louisiana Purchase of 1803, gave the United States territory stretching from coast to coast.

The English Hudson Bay Fur Company continued to trade with tribes along the northern coast of the Olympic Peninsula during a period of "joint occupancy" between the English and the Americans. This period was established by treaty in 1818, and lasted until the Treaty of 1846, which established the present border between Canada and the United States.[18] Subsequently, American settlers could move into the area without fear of later dispute as to land title or legal jurisdiction, although actual settlement was retarded until the 1860s, due to the area's isolation and potential tribal hostility.

Trade with Europeans brought technological advancement and wealth to the Indian hunters, fishers, and whalers occupying the northern coast of the Olympic Peninsula. Unfortunately the previously isolated tribal groups were also exposed to smallpox, tuberculosis, and other infectious diseases that resulted in devastating epidemics. By the 1850s thousands of native people had sickened and died with the resulting loss of traditional cultural knowledge and practices. In 1852 alone, an outbreak of smallpox spread by contact with a trading ship, killing several hundred Makah Indians, and causing the abandonment of one village and a disruption of tribal authority.[19] Representatives of the greatly weakened Makah Tribe, under coercion of the military, signed a treaty with the United States government on January 31, 1855, ceding 300,000 acres of land in exchange for the right to continue whaling, sealing, fishing, and retaining other specific rights. The Treaty of Neah Bay also created the Makah Indian Reservation. Slightly earlier on January 26, 1855, leaders of the Klallam bands signed the Point No Point Treaty, ceding lands to the United States in exchange for similar rights and creating the Skokomish Reservation.[20] An Indian Agent was assigned to the Makah Reservation in the late 1850s. A trading post had formerly been built a Neah Bay in 1852, and a school for native children was opened in 1862, decreasing the cultural influence of the Makah on their own children.[21]

As settlers began arriving in the Port Townsend area and other settlements along Puget Sound, maritime traffic through the Strait increased. The need for navigational aids prompted Congress in 1854 to allocate $39,000 for the construction of lighthouses on Tatoosh Island off Cape Flattery, and another on the New Dungeness Spit.[22] These two lights were part of the second batch of eight lighthouses to be completed on the west coast. Both lighthouses became operational in 1857.[23]

The treaties with the Makah and Klallam tribes were ratified in 1859, opening large tracts of land to homesteading and land claims for logging and mining.[24] Many settlers took advantage of the 1850 Donation Land Act, enacted by the Congress of the United States to promote homestead settlement in the Oregon Territory, comprised of the present-day states Oregon, Washington, and Idaho.[25] The law at that time granted 320 acres to every unmarried white male citizen eighteen or older and 640 acres to every married couple arriving in the Oregon Territory between 1850.[26] In the case of a married couple, the husband and wife each owned half in their own name. The law was one of the first that allowed married women in the United States to hold property under their own name.[27] Half-blood Native Americans were also eligible for the grant. A provision in the law granted half the amount to those who arrived after the 1850 deadline but before 1854.[28] Claimants were required to live on the land and cultivate it for

17. Charles I. Bevans, "Adams-Onís Treaty of 1819," in Treaties and Other International Agreements of the United States of America, 1776-1949, Volume 1: Multilateral, 1776-1917 (Washington D.C.: U.S. Government Printing Office, 1968).

18. Hult, The Untamed Olympics, 41. Meany, History of the State of Washington, p. 87.

19. Ann M. Renker, Ph.D. "The Makah Tribe: People of the Sea and the Forest," p.1. University of Washington Digital Collections. "http://content.lib.washington.edu/aipnw/renker.html" http://content.lib.washington.edu/aipnw/renker.html, accessed Nov. 7, 2006.

20. WSP, Hoko River State Park, Final Report, p. 1. The Klallam tribal members were not at the time on friendly terms with the Skokomish tribe and chose to remain in their traditional fishing areas in an unprotected status instead of relocating to the Skokomish Reservation. The Jamestown Klallam ultimately succeeded in purchasing land for their community near Dungeness in 1874 while the U.S. Government purchased lands for the Lower Elwha Klallam and Port Gamble S'Klallam reservations in the mid 1930s.

21. James Swan, Almost Out of the World: Scenes in Washington Territory, The Strait of Juan de Fuca (Tacoma, WA: Washington State Historical Society, 1971) p. xx; Renker. "The Makah Tribe," p. 1. It is ironic to note that Swan was the first school teacher on the reservation, and subsequently wrote the first ethnography of the Makah people; this document would play a large role in modern efforts to restore the culture during the 1970s.

22. Lighthouse Friends, "Cape Flattery, WA," p.1. http://www.lighthousefriends.com/light.asp?ID=120. Accessed Nov. 7, 2006.

23. Jervis Russell, ed., Jimmy Come Lately: History of Clallam County (Port Angeles, WA: Clallam County Historical Society, 1971), p. 60.

24. Washington State Department of Agriculture (WSDA), "Clallam County Agriculture," County Agricultural Data Series, 1956, p. 3.

25. United States Congress, Donation Land Claim Act of 1850, Chapter 76, 9 Stat. 496, Sept. 27, 1850.

26. Ibid.

27. Ibid.

28. Ibid.

four years to own it outright. The Donation Land Act was superceded by the Homestead Act of 1862, a United States federal law that gave one quarter of a section of a township (160 acres, or about 65 hectares) of undeveloped land in the Western United States and territorial lands to any family head or person who was at least 21 years of age, provided he lived on it for five years and built a house of a minimum of 12 by 14 feet, or allowed the family head to buy it for $1.25 per acre after six months.[29]

There were only approximately 100 people living within the entire northern coast of the Olympic Peninsula in 1854, when the inhabitants petitioned to the territorial legislature for the creation of Clallam County. The county was created on April 26, 1854, with the county seat in Port Angeles.[30] Settlement was slow throughout the later part of the last century, with the Clallam County population reaching only 638 by 1880, and 5,603 by 1900.[31]

John Bell homesteaded the prairie land site of the town of Sequim in 1854, and was soon joined by others.[32] Another small settlement grew up at Port Angles around Captain Alexander Sampson's original 320-acre federal donation claim filed in 1856.[33] Port Angeles had a brief growth spurt when the federal point of entry was moved there from Port Townsend between 1862 and 1865, with the townsite surveyed and lots sold in 1863.[34] In 1888, the Puget Sound Cooperative Colony, an incorporated socialist group, purchased federal lands at the mouth of Ennis Creek at the eastern end of Port Angeles, selling shares, and ran a self-sufficient community operating a dairy, a saw mill, a hotel, and a school, before declaring bankruptcy in 1894.[35]

Inland, the area around Lake Crescent was first settled in 1890s, although trappers had operated from there since the early 1860s.[36] Further south the Forks Prairie, now the town of Forks, received its first settlers in the late 1870s.[37]

The Clallam Bay area was first settled in the late 1870s, when J.A. Martin opened a salmon cannery there.[38] In 1889, the California Tanning Company built a small factory, the Pacific Tanning Extract Company, at West Clallam, now Seiku, that supplied the fur trading and hide tanning industry with tannin extracted from hemlock bark.[39] The extraction factory employed dozens of men from the area and many others who collected hemlock bark from the surrounding area. The factory was closed down around 1895, when the more efficient chrome tanning was introduced and accepted by the industry, cutting hide curing time from weeks to a day.[40] East Clallam, now Clallam Bay, was founded as a timber mill town and produced barrels for the extraction factory. The town was platted in 1890.[41]

Logging became a dominant extractive industry at the end of the nineteenth century. In an effort to retain control over the peninsula's valuable timber resources, President Grover Cleveland established the Olympic Forest Preserve in 1897.[42] The new reserve encompassed over two million acres of the interior peninsula, and was seen as too restrictive by local logging companies, who successfully lobbied to have it reduced to 711,860 acres in 1900.[43]

In 1893, the local and national economy was devastated by a widespread economic depression. Local fur trading had already declined, with settlers becoming loggers, fishermen, and farmers, and quite often employed in all three activities during the year in order to make a living. Population continued to grow throughout the beginning years of the twentieth century, with many immigrants from Scandinavia and other western European countries attracted to the area.

The early 1900s saw the beginning of the consolidation of small timber holdings with thousands of acres of timber held by out-of-state companies including

George Vancouver's Map

29. United States Congress. Homestead Act of 1862, Thirty-seventh Congress, Session II, Chapter 75, May 17, 1862.

30. WSDA, "Clallam County Agriculture," 3.

31. Ibid, 10.

32. Russell, Jimmy Come Lately, 97.

33. Ibid., 180. Sampson's claim was later questioned when the area was included within the government reservation under President Lincoln's 1862 Homestead Act. Sampson, one of the first keepers of the Cape Flattery Lighthouse, was eventually awarded 40 acres of his original claim.

34. Charles Piece Le Warne, Utopias on Puget Sound (Seattle, WA: University of Washington Press, 1975), p. 22; Russell, Jimmy Come Lately, 181.

35. Le Warne, Utopias, 49; Russell, Jimmy Come Lately, 190.

36. Russell, Jimmy Come Lately, 375.

37. Ibid., 471.

38. Ibid., 533.

39. Ibid.,533.

40. Ibid., 534.

41. Ibid., 526.

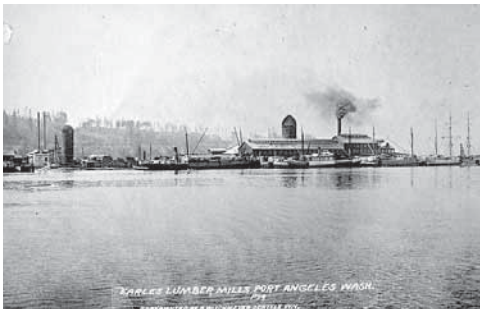
42. Ibid., 587.

43. Ibid.

2.0
Statement of Significance

Ethnohistoric and Historic Context

Port Angeles 1885



Earls Mill, Port Angeles

the Milwaukee Land Company, the Continental Timber Company, the Illinois Timber Company, all controlled by the Milwaukee Railroad; the Clallam Lumber Company of Saint Louis; and Merrill and Ring of Michigan, to name some of the largest.[44] Large logging companies including the Blodel and Donovan Logging Company and Crescent Logging Company, replaced individual settlers and loggers started harvesting large tracts of lumber on the northern slope of the Olympic Mountains.[45]

The Olympic Forest Preserve was renamed the Olympic National Forest in 1905, and in 1908, President Theodore Roosevelt designated the central core as the Mount Olympus National Monument.[46] Authority over the monument was transferred to the National Park Service from the Department of Agriculture in1933. President Franklin D. Roosevelt later formally designated it the Olympic National Park in 1938.[47]

In January 1921, a windstorm of hurricane strength struck the Olympic Peninsula, destroying between three to seven million board feet of old growth timber. During the storm, hundreds of farm animals were killed and an entire herd of 200 elk were killed by falling timber.[48]

Large-scale milling of locally harvested timber began in 1914, when a large sawmill was built in Port Angeles.[49] The same year a spur railroad was built connecting the town to Port Townsend, and the Elwah River was damned to supply power to Port Angeles, Bremerton, and the new Bremerton Naval Shipyard.[50] Many other large lumber and shingle mills followed. The Washington Pulp and Paper Mill, owned by what would become the Crown Zellerbach Company, was built in Port Angeles in 1927, followed by the I.T.T. Rayonier Mill in 1931, increasing the local economy's industrial base.[51] In 1954, Clallam County was the state's fourth largest producer of logs, with a volume of 35,500,000 board feet harvested.[52]

From the 1930s to the 1950s logging became increasing efficient, as well as destructive. The stands of first-growth timber lying between the northern coast and Olympic National Park were harvested; leaving massive clear cuts clearly visible from the Loop Highway that raised the ire of conservationists who increasingly lobbied for logging regulations. Logging companies and major landowners moved toward sustainable yield forestry practice and tree farming.[53]

Commercial fishing along the Strait evolved from small individually-owned, open general-purpose boats in the 1890s, to larger specialized salmon trollers, gillneters, and purse seiners during the early part of the twentieth century through the 1950s. The penninsula's commercial fleet was primarily based in Port Angeles, but as salmon stocks decreased by mid-century, other fisheries were exploited and fishing fleets declined.

From the 1860s to the early 1890s, agriculture along the northern coast of the Olympic Peninsula was primarily for home or local use, with only some products being transported to other areas by boat.[54] In the 1890s, increased logging along Puget Sound and the Alaska Gold Rush created increased demand for potatoes, which was met for a time by immigrant Chinese tenant farmers.[55] Increasing population, driven mainly by forestry-related industry, created markets for agricultural products.[56] Clallam County population grew from 6,755 in 1910, to 20,449 in 1930. The exportation of agricultural products from the communities and farms in the more isolated western portion of Clallam County was limited to the small coastal steamers making stops every day or two at the few locations allowing sheltered harbors, or to a two-day freight wagon trip from Clallam Bay to Forks.[57] Transportation access to and from the area was greatly increased with

44. Hult, The Untamed Olympics, 192.

45. WSDA, "Clallam County Agriculture," 4.

46. Russell, Jimmy Come Lately, 588.

47. Ibid., 589.

48. David Wilma, "The Great Blowdown," p. 1. History Link.org, essay 5249, Feb. 19, 2003, Oct 14, 2005. http://www.historylink.org/essays/output.cfm?file_id=5249, accessed Aug. 7, 2006.

49. Hult, The Untamed Olympics, 188.

50. Ibid., 189-90.

51. Ibid., 206.

52. WSDA, "Clallam County Agriculture," 26, 28.

53. Hult, The Untamed Olympics, 237.

54. WSDA, "Clallam County Agriculture," 3.

55. Ibid.

56. Ibid., 10.

57. Russell, Jimmy Come Lately, 526

the construction of the Olympic Loop Highway (US-101) in 1930 and SR-112 in 1931, highways that linked the remote northern peninsula communities with market centers in the central Puget Sound region. Clallam County farm acreage, however, peaked in 1945, with 1,133 farms occupying 77,880 acres, the majority of which was devoted to dairy farms.[58]

Around 1913, a hotel was built at Sol Duc Hot Springs, one of the first major recreational destinations in the area.[59] Singer's Lake Crescent Tavern followed in 1914. The eventual completion of the Olympic Loop Highway and SR 112 also expanded tourism-related travel to the northern peninsula and provided additional access to Olympic National Park and saltwater sport fishing in the western Strait of Juan de Fuca. Visitors to Olympic National Park rose from 90,000 in 1940 to 625,000 in 1953.[60]

With the decline of forestry-related industry, commercial fishing, and agricultural production, recreational-related employment has increased in importance, providing approximately 17 percent of total county employment.[61] Currently, government, services, and transportation-related employment greatly exceed any other forms of employment, with manufacturing making up less than six percent, and agriculture, forestry, fishing, and hunting combined making up less than three percent of the total number of employees in the county.[62] Current unemployment in Clallam County stands at approximately 6.3 percent.[63] The total population of Clallam County is presently approximately 67,000 people.[64]

58. WSDA, "Clallam County Agriculture," 26, 28.

59. Hult, The Untamed Olympics, 559.

60. Ibid., 236.

61. Washington State Office of Financial Management (WSOFM), "Clallam County Profile, 2005 Data Book," p. 4, http://quickfacts.census.gov/qfd/states/53/53009.html, accessed Nov. 6, 2006.

62. Ibid., 3-4.

63. Washington State Employment Security Department (WSESD). Clallam County, Labor Force Employment Rate Statistics. http://www.clallam.org/business/documents/4.1LaborForceEmpRateStats2004.pdf, accessed Nov. 7. 2006.

64. WSOFM, "Clallam County Profile," 5.

Clallam County Map 1895

Tatoosh Island

Historic Context - Hoko River Area

Historic Context—Hoko River Area

The Hoko River area has been in use by native people for at least 2,900 years as a resource, with the delta area used over centuries as a spring-summer fishing camp for yearly harvesting of bottom fish, largely halibut, as well as other food resources available near the site, and as a fall fishing camp for salmon and steelhead.[65]

By the time of the first European contact in the late 1700s, the mouth of the Hoko River had generally become the western end of a shared resource gathering area for Makah and Lower Elwha Klallam Tribes that extended eastward to the mouth of the Lyre River.[66] It appears that a Makah group headed by the noble carrying the family head name of *Kee-chuckh* traditionally held the right of use of the area.[67] Fishing camps at the river mouth were composed of both Makah and Klallam people, related by marriage or other association with *Kee-chuckh*.[68]

65. Croes, The Hoko River Archaeological Site Complex, 229-236.The lower Hoko River area may have also been a year round village site.

66. Ibid., 16.

67. Ibid., 17.

68. Ibid.

2.0
Statement of Significance

Historic Context - Hoko River Area

Early road to Lake Cresent

Following tribal treaty ratification in 1859, the first non-Indian settler to homestead at the mouth of the Hoko was Aurelious Colby, who had moved to Neah Bay in the 1870s from New England.[69] While at Neah Bay, Colby married a Makah woman, Elisa, who probably had traditional use rights to the Hoko River through the La Chester family.[70] The Colbys relocated to the mouth of the Hoko in 1873, homesteading with a farm and raising cattle.[71] Colby was known to have supplemented his income by gathering hemlock bark for the Pacific Tanning Extract Company located in what is now Seiku, during its period of operation. Three of the five Colby children married and homesteaded in the Hoko area.[72] Elizabeth Colby married a Dannish immigrant, Clark Hansen; Alice Colby married an English immigrant, George Talbot; and Harry Colby married a Clallam woman, Elizabeth Chasley.[73]

The area was first surveyed in 1893, allowing for the accurate delineation and recording of property homestead boundaries. Several of the settlers' houses, as well as early roads, trails, and a telegraph line are identified on the survey map, as well as the ownership of the various blocks. The location of the Colby house and homestead was located at the river mouth.[74] Harry Colby's homestead was located immediately south of his parents'.[75] The Talbots' homestead and cabin were located a little southeast up river from the mouth.[76] The Hansens located their homestead to the southwest, adjacent and on the western side of block 16, a 160-acre tract reserved for the State of Washington for educational purposes.[77]

A primitive road ran from the two settlements at Clallam Bay westward to the river and then followed the Hoko upriver on its eastern side to Royal.[78] The telegraph line paralleled the road from Clallam Bay, continued north to the river mouth and then ran westward along the coast to where other farms are located.[79] Grant Bloxham's homestead and cabin were located to the east of the Talbots' and George Lamb's homestead was located immediately to the south of Talbots' and Bloxhams'.[80] George Lamb's cabin was located where the Clallam Bay road turns to follow the river.[81] George Smith had a homestead immediately east of Lamb's, extending westward on both sides of the river and including the confluence of the Hoko and Little Hoko Rivers.[82] James Marlett had a smaller homestead, also straddling the river, immediately south of George Smith's.[83] William Smith had his homestead immediately south of Lamb's, generally running along the Little Hoko River.[84] Armund Orsett, Henry Masters, Walter Smith, and Lewis Wikersham had homesteads further south.[85]

Wikersham, one of the settlers with a Hoko River homestead, was also one of the first teachers at Seiku, where a school was opened in 1901.[86] Another early school was located on the western side of the Hoko River near the coast, with another up river at Royal. [87]

69. Ibid., 18.

70. Ibid. La Chester were related to Kee-chuckh.

71. Ibid.

72. Ibid., 19. As half-blood Native Americans, the children were eligible to file claims under the Homestead Act of 1862.

73. Ibid.

74. United States Surveyor General, "Survey Map of Township No. 32 North, Range 13 West of the Willamette Meridian, Washington," Aug. 2, 1893.

75. Ibid.

76. Ibid.

77. United States Bureau of Land Management. (USBLM) Township 32 North, Range 13 West; Tract Book Volume 106; Washington Tract Books, Records of the Oregon State Office, 1867-1960; Records of Bureau of Land Management, Record Group 49; National Archives and Records Administration - Pacific Alaska Region (Seattle, WA).

78. Surveyor General, "Survey Map."

79. Ibid.

80. USBLM, Washington Tract Books, Records of the Oregon State Office, 1867-1960.

81. Ibid.

82. Ibid.

83. Ibid.

84. Ibid.

85. Ibid.

86. Russell, Jimmy Come Lately, 533.

87. Russell, Jimmy Come Lately, 535 and 498; John Cowan, Transcript of interview conducted by Dan Kincaid, June, 1994, pp. 3, 11-12.

Clallam Bay became a regular stop for steamers from Port Townsend and Puget Sound, with daily stops in the summer and bi- or tri-weekly stops in the winter.[88] The steamers provided transportation to regional markets for local farm produce. The improved road from Hoko to Ozette was completed in 1920—previously it was just a primitive wagon road.[89] The first bridge crossing the Hoko river near its mouth was not completed until the mid-1920s.[90] The roads were greatly improved in 1931, when the SR-112 was completed and extended westward to Neah Bay.[91] Regular steamer traffic ceased shortly after the highways were completed.[92]

Although logging occurred in the lower Hoko area earlier, the Fairservice Logging Company extensively logged the upland areas in the early 1920s.[93] The company floated the logs down the Hoko River to its mouth, where the logs were floated to Seiku for assembly into rafts.[94] A logging railroad was built along the east side of the river by the Campbell Brothers' Logging Company, who also constructed a jetty at the river mouth, dynamiting a channel out of the river mouth and blowing up Hoko Rock in the process, to ease floating logs out into the Strait.[95] A sawmill was built near where the current SR-112 crosses the Hoko River, but was abandoned shortly later when logs were no longer floated down the river.[96] The railroad was eventually extended in the 1930s by the Bloedel-Donovan Logging Company as far south as Quillayute, extending along the Dickey River and Skunk Creek, crossing the mountains to near the head of the Hoko River, and continuing along the river to its mouth and eastward along the coast to the log loading area at Seiku.[97] Harry Colby worked for both Fairservice and the Campbells, assembling crews from the traditional families of the area.[98]

As the harvestable timber on the north slopes of the Olympics decreased, logging declined in economic importance in the 1950s. At the same time, the increased access provided by the completion of SR 112 allowed the development of recreation-oriented businesses along the northern coast. Seiku and Neah Bay to the west developed into destination resort towns catering to sports fishermen during the summer and fall.[99]

In the mid-1960s, archaeologists became aware of perishable artifacts remaining from a pre-contact Native American fishing camp that were eroding from the banks just above the Hoko River delta area. The Hoko River Wet/Dry Site (45CA213), located at the southern end of the river delta oxbow, and a later rock shelter site (45CA21) at the river mouth were extensively investigated between 1977 and 1990, revealing important knowledge of life on the northern coast nearly 5,000 years ago.[100]

As available fishing stocks, particularly salmon, continued to decline into the 1990s, restrictive limits on were placed recreational fishing. These restrictions had serious economic impact on the many small, family-owned recreation-oriented local businesses that rely on summer tourism to stay solvent through the winter months.

In 1974, Washington State Parks and Recreation Commission purchased 21 acres at the Point of the Arches, south of the Makah Indian Reservation. The agency also began acquiring a series of properties along the north shore on the Clallam Bay spit that eventually became part of the County-operated Clallam Bay Park.[101]

In 1985, the Washington State Department of Corrections constructed the Clallam Bay Corrections Center south of the Clallam Bay/Sekiu community. The correctional facility created hundreds of new jobs and has since become Clallam County's largest single employer.[102]

Logging Crew in Clallam County, circa 1920

88. Russell, Jimmy Come Lately, 257-258

89. John Cowan, Transcript of written note, Dec. 14, 1993, p.4.

90. Cowan, interview, p. 14; Russell, Jimmy Come Lately, p. 529.

91. Russell, Jimmy Come Lately, 529; Cowan interview, p. 10.

92. Cowan interview, p. 11.

93. Lonnie Archibald, There was a Day: Stories of Pioneers, edited by Susan Goff (Self-Published, 1999), 47.

94. Ibid.

95. Croes, The Hoko River Archaeological Site Complex, 19.

96. Ibid., 20.

97. Andrew Craig Magnuson, "Lima 3-Truck Shay, Forks, Clallam County, Washington," p. 1, http://www.craigmagnuson.com/oldtrain.htm, accessed Aug. 8, 2006.

98. Croes, The Hoko River Archaeological Site Complex, 19.

99. Russell, Jimmy Come Lately, 535.

100. Croes, The Hoko River Archaeological Site Complex, 25-40.

101. WSP, Hoko River State Park, Final Report, 2.

102. Ibid., 6.

2.0 Statement of Significance

Historic Context - Hoko River Area

In the early 1990s, the vision of a destination state park in the area became a reality with Washington State Parks and Recreation Commission' purchase of the 33-acre Elizabeth Hoyt property and the 522-acre Cowan Ranch life estate—both a few miles west of Sekiu.[103] John Cowan's later donation of 55 acres at Eagle Point in 1993, the agency's acquisition of additional land at Eagle Point in 1995, and purchase and transfer of the 115-acre Hoko River Estuary property from the non-profit organization River Network in 1998, continued to add significant natural resource and recreational value to the growing collection of State Parks holdings in the region.[104]

103. Ibid., 2.

104. Ibid.

Clallam County Dairy History

Laval cream separator

105. Florence K. Lentz, "Dairy Farm Properties of the Snoqualmie River Valley, Washington," National Register of Historic Places Multiple Property Documentation Form, prepared for United States Department of the Interior National Park Service, Sept. 2000, p. 6.

106. Ibid.

107. Ibid.

108. Ibid.

109. Ibid.

110. WSDA, "Clallam County Agriculture," 4.

111. Lentz, "Dairy Farm Properties," 17.

112. Ibid., 12.

113. Ibid.

114. Ibid.

115. Ibid.

116. Alfa Laval. "Alfa Laval History," p. 1. http://www.alfalaval.com/ecorejava/WebObjects/ecorejava.woa/wa, accessed Nov. 11, 2006.

Clallam County Dairy History

The earliest markets for diary products in Clallam County, usually butter churned at the farm or ranch, were the logging camps and small towns of Port Angeles, New Dungeness, and other small local settlements scattered around the county. By the turn of the last century, exterior forces, including technological advancement, market factors, and industry and governmental regulations, greatly affected the development and operation of Clallam County dairies.

The Washington State Dairymen's Association was established in 1892. The association was influential in passing legislation establishing the Washington State Dairy and Food Commission several years later.[105] This commission was empowered to inspect all dairy products suspected of containing impurities.[106] A dairy school was established in 1896 at the State Agricultural College in Pullman, and a "Dairy Short Course" was initiated to promote the latest scientific practices among the working dairymen of the State.[107] During that period, publications devoted in whole or in part to dairy farming proliferated, including such periodicals such as: *The Pacific Coast Dairyman*, *The Northwest Horticulturist*, *Agriculturist*, *Dairyman*, and *The Horn and Hoof*.[108] After 1900, bulletins, articles, and informational pamphlets from the State Agricultural College and its experimental stations and extension services became widely available.[109]

Irrigation districts established in the late 1890s in the Dungeness lowlands around Sequim created ideal conditions for pastures and hay crops, favoring the development of dairy farms within that area.[110] No irrigation was necessary in the wetter areas along the northern coast of the Olympic Peninsula. Most pastures were planted with either high protein timothy hay, often rotated with alfalfa. Typically, approximately half the farm's acreage was devoted to a hay crop. Hay at that time was cut, harrowed, dried, and brought to the barn in the summer for loose winter storage in a hayloft or haymow. Some dairy farms also utilized silage–chopped fermented grass, peas or vetch–as winter feed, using silos for storage.[111]

Governmental regulation of Washington's dairy industry dates back to 1895 and the passage of legislation entitled "Law Relating to Dairy Products."[112] This law prohibited the sale of impure and unwholesome products, regulated oleomargarine and other dairy substitutes, and required the stamping of butter with the date and source of manufacture.[113] A State Food and Dairy Commissioner was appointed and charged with enforcing these regulations.[114] To do so the Commissioner was empowered to inspect suspicious dairy products, but not, as yet, to visit private farms.[115]

In 1879, Swedish inventor, Gustaf de Laval, developed the continuous centrifugal milk separator.[116] Prior to the introduction of the separator, milk had been allowed to sit in containers while the cream rose to the top; the cream was then

skimmed off and churned.[117] By the turn of the last century, local creameries churned cream into butter, produced a more uniform product than farm butter, and created a ready market for separated cream.[118] The development of local creameries coincided with the introduction of smaller separators that made it practical to separate milk at the dairy farm.[119] The separator extracted more cream from the milk, but prior to its use, farmers delivered their fresh whole milk daily by wagon or boat to the local creamery.[120] The cream was separated and the skim milk returned to each individual dairyman, who then hauled it home again to feed his calves and pigs.[121] It was a time-consuming, labor-intensive process, both for the farmer and the creamery, and spoilage was common.[122] With a home separator system, butterfat was removed on the farm, chilled for delivery to the creamery, and the skim milk kept at home.[123]

Two technological innovations in milk handling, pasteurization of milk developed by French chemist Louis Pasteur in 1850, and condensed canned milk developed Gail Borden in 1856, made it possible to supply safe fluid milk to the marketplace.[124] Pasteurization, however, was not introduced into the Northwest until 1899, when commercial bulk pasteurizing machines were introduced.[125] Availability of automatic rotary bottle fillers after 1911 also facilitated the handling and delivery of fluid milk.[126] As a result, fluid milk markets expanded steadily to meet an expanding and increasingly urban population. World War I triggered a sharp demand for whole milk products in the Northwest as new workers moved to the urban areas for war related work.[127] The larger bottling plants and condenseries in Seattle sought ever-increasing quantities of local milk, and the small country creameries lost business.[128] In response, dairy farmers throughout the country expanded the size of their herds.[129] The once-indispensable home separator fell into disuse as many producers entered the fluid milk market.[130]

Farm prices fell sharply after the war, and for a period there was a surplus of milk, with processing plants turning milk away. Additionally, dairy farmers increasingly became resentful of the inconsistent scales, tests, and hauling charges associated with the larger private creameries.[131] As a result, local dairymen's associations were formed that functioned as bargaining associations or as co-operatives, processing and marketing milk products themselves.[132] The Angeles Cooperative Creamery had already been started in Port Angeles in 1917, originally churning separated cream to butter for local dairy farmers, but expanding to other products during the 1920s.[133] A farmer's cooperative creamery and another private creamery opened in the Dungeness area in the early 1920s, providing fluid milk and other milk products to Seattle by fast delivery with trucks and cross-Sound ferries.[134]

In 1919, a state law was passed to regulate the "sale and manufacture of milk and milk products."[135] This new law set official standards for sanitary conditions in barns and creameries and directly affected daily practices on the dairy farm and farmstead design.[136] The law required that water for the herd be kept clean, that no manure piles be maintained in yards or enclosures with the cows, that the milk house be a separate structure from the barn with no manure or pig pens nearby, that no filth be allowed within fifty feet of milking stanchions, that milking barns and milk houses be whitewashed at least once a year, that the milker's clothes be clean, and that all equipment such as pails, cans, milking stools and milking machines be maintained in a sanitary condition.[137]

Although the separation of the milk house from the barn itself was recommended by early industry publications and promoted by the State Dairy Instructor, law did not require a milk house until 1919.[138] Most milk houses were modified over the years to accommodate new regulations, the evolving technology of milk storage, and new modes of transportation to market.[139]

117. Robert Santos, "Dairying in California through 1910," Southern California Quarterly, Summer 1994, no. 76: 175-194. http://library.csustan.edu/b santos/dairy.html, accessed Nov. 15, 2006.

118. Lentz, "Dairy Farm Properties," 10.

119. Ibid., 11.

120. Ibid.

121. Ibid.

122. Ibid.

123. Ibid.

124. Meadow Gold Dairy, "Learn More About Milk & Ice Cream," http://www.lanimoo.com/products/learn.asp, accessed Nov. 15, 2006.

125. Lentz, "Dairy Farm Properties," 11.

126. Meadow Gold, "Learn More About Milk & Ice Cream."

127. Lentz, "Dairy Farm Properties," 11.

128. Ibid.

129. Ibid.

130. Ibid.

131. Ibid.

132. Ibid.

133. Russell, Jimmy Come Lately, 252-253.

134. WSDA, "Clallam County Agriculture," 4.

135. Lentz, "Dairy Farm Properties," 13.

136. Washington State Dept. of Agriculture (WSDA), Laws and Regulations Relating to Dairying. RCW 15.32.

137. Ibid.

138. Lentz, "Dairy Farm Properties," 27.

139. Ibid.

2.0 Statement of Significance

Clallam County Dairy History

The availability of a practical milking machine around 1915 decreased milking labor and increased dairy production.[140] Milking machines also generally increased dairy cleanliness. In the late 1920s, the development of Freon as a safer synthetic refrigerant, replacing more hazardous refrigerants including ammonia, methyl chloride, and sulfur dioxide used in large commercial applications, brought refrigeration to dairy farmers and consumers. Milk and cream could be more easily kept cool to prevent spoilage.

Dairy prices dropped during the Depression that began in 1929, and stayed low during the 1930s, until the beginning of World War II.[141] The war brought thousands of workers to the Puget Sound area increasing the demand for agricultural products with a subsequent increase in dairy prices.

In 1940, the New Holland Machine Company made available a field machine to form and tie hay bales under compression.[142] The hay baler eased the handling of hay and increased the amount of hay that could be stored in barns or storage buildings.

In 1949, the "Fluid Milk Law," commonly known as the "Grade A Milk Ordinance," was passed by the State legislature.[143] This law provided for the grading of fluid milk and milk products, and further tightened regulations governing dairy farm practices and farmstead design. Under the new law, to meet the standards set for Grade A raw milk, a dairy farm was required to have: proper lighting, good ventilation, and no overcrowding in milking barns or sections of dairy barns designated for milking; floors and gutters of the milking area built of concrete or another impervious, easily cleaned material; no horses, swine, or poultry allowed in the milking areas and dry cows, bulls, and calves separately confined in stalls or pens; walls and ceilings of a smooth, finished construction to be kept clean and whitewashed; hay, grain, or other feed separated from milking areas by dust-tight partitions; and all manure removed and stored at least fifty feet from the milking barn to prevent the breeding of flies.[144] Stricter standards for the design of the milk house were also implemented with the 1949 law, including: no direct opening into the barn; self-closing screened doors; concrete floors and walls for easy cleaning; proper lighting and ventilation; and running water with facilities for heating it and for washing utensils. The milk house was required to be kept completely clean at all times, as were all pieces of milk-handling equipment, the cows at time of milking, and the milker's clothes and hands.[145] Any dairies and milk plants constructed or altered after June of 1949 were required to submit properly prepared plans for prior approval by the Department of Agriculture in Olympia.[146]

The Clallam County dairy industry continued to grow with production probably peaking in the late 1950s.[147] Whole milk production rose from 19,432,110 pounds in 1939, to 39,248,760 pounds in 1954.[148] During that same period fewer dairy farms sold separated cream, as most choose to provide whole milk to fluid distributors and processing plants.[149]

After 1950, revolutionary advances in dairying practice changed the traditional form of the dairy farm. Changes in herd housing and the methodology of milking ushered in the loafing shed and milking parlor, which replaced the traditional multipurpose barn. As herds grew, the tank house eventually replaced the milk house.[150] Advances in feed, silage, and hay storage and in manure removal brought the bunker silage pit, commodities shed, slurry tank, and manure lagoon to the farm.[151] In the 1970s, balers that created large plastic-wrapped round bales were introduced. These bales were usually left in the field or stacked on the exterior, eliminating the need of a large barn for storage.[152]

140. Ibid., 15-16.

141. Cowan interview, 9-10.

142. Agrability Project, "Hay Making and Handling Made Easier," p. 1. http://www.agrabilityproject.org/assistivetech/tips/hayhandling.cfm, accessed Nov. 15, 2006. American Society of Agricultural and Biological Engineers. ASABE Historic Agricultural Engineering Landmarks. http://www.asabe.org/awards/historic2/summary.html. Accessed Nov. 15, 2006.

143. Lentz, "Dairy Farm Properties," 13.

144. WSDA. RCW 15.36.155-180.

145. WSDA. RCW 15.36.185-250.

146. Lentz, "Dairy Farm Properties," 13.

147. WSDA, "Clallam County Agriculture," 46.

148. Ibid.

149. Ibid.

150. Lentz, "Dairy Farm Properties," 28.

151. Ibid.

152. Agrability Project, "Hay Making," 6.

Presently, dairy farms are largely a mechanized system that delivers milk to the consumer under the highest standards of cleanliness. From the milking parlors, the milk is piped directly into storage units located in separate buildings. Milk never comes into contact with air, human hands or unsanitary equipment, and is kept under continuous refrigeration until it reaches the consumer. Most milking machines are now computerized, as part of the trend toward agribusiness in farming. Computers track the amount and quality of the milk, and generate computerized menus for feed. Milking machines and computers combine to make dairying an increasingly efficient industry, far different from early dairy farms.

Dairy Farm Typology[153]

A family dairy farm established in Western Washington between 1890 and 1950 would typically have included: a rural setting that encompassed open fields and pastures, housing for the family and hired help, a traditional hay barn with milking facilities and accommodations for the herd, and a milk house for the daily storage of fresh milk. Dairy farmsteads that continued in operation beyond 1950 invariably also include other structures associated with late Twentieth-Century dairying: a milking parlor, a tank house, and one or more loafing sheds.

Siting

Early dairy farmsteads in the Northwest were generally located in river valleys or other flat areas suitable for hay fields and pastureland. As many of the more lowland areas were prone to seasonal flooding, farm structures were located on the highest knolls of land near the river's edge. The farmhouse and barn usually faced the river, with pastures and fields sloping away across the valley floor. As dairies began relying on the shipment of cream to processing facilities, proximity to roads became increasingly important and farmstead development shifted to the lower hillside fringes of the valley.

Although there is individual variation in physical layout on any dairy farm site, the general site typology is generally consistent. The barn is situated on the highest point of land providing maximum flood protection for the herd. The milk house, or in latter farms, the tank house, is usually located close to the farm lane or road. A space for tanker trucks, hay trucks, and other large vehicles to turn around is present in all later farms or has been created as an evolutionary adaptation in older farms. The farmhouse usually is prominently forward and to one side of the barn, clearly separated from it by lawn and landscaping. The kitchen windows often were located to command views of the farm entry and barn and living room windows often provide sweeping views of the barnyard and fields beyond. Where dairy farms were located along the valley walls, the farmhouse is frequently situated on the hillside above the road, overlooking the entire farm complex and pastures below.

Many traditional farms boast several older trees, including cedars, locusts, or big leaf maples. Usually these trees flank the riverbank, or shade the farmhouse itself. Well-manicured, landscaped yards and extensive flower gardens typically added color and beauty to the farmstead setting.

Farmhouses

The farmhouse was second only to the hay barn as the most distinctive architectural element of the historic dairy farmstead. In form and stylistic treatment, farm dwellings differed little from houses of the same era built

153. This section is adapted from: Florence K. Lentz, "Dairy Farm Properties of the Snoqualmie River Valley, Washington," National Register of Historic Places Multiple Property Documentation Form, prepared for United States Department of the Interior National Park Service, Sept. 2000. pp. 23-29.

2.0
Statement of Significance
Dairy Farm Typology

Gable Roof

Gambrel Roof

Composite Gambrel Roof

throughout the towns and cities of Western Washington. Pattern books and mail-order plans may have been the design source for some dairy farmhouses. Others were likely designed and constructed by local designer-builders.

By the onset of specialty dairying in the 1890s, most of the earliest subsistence shanties, homestead cabins, and stump houses were no longer inhabited. More substantial dwellings of milled lumber had taken their place. Photographs of the period depict one-story and one-and-a-half story farmhouses, often with T or L-shaped plans, on raised post-and-pier foundations. Gabled roofs clad with cedar shingles often encompassed a partial front or rear porch. Some boasted simple Queen Anne style details such as bracketed porch posts or projecting bay windows.

Between 1905 and the 1930s, Craftsman style farmhouses, often bungalows, were the predominant construction choice. Those sited on the lowland areas were designed, as earlier house types had been, with raised foundations without basements to escape damage from winter floodwaters. These modest bungalows have served many dairy families well over the years, and they remains the most prevalent of farm housing types in Western Washington. Most have been adapted for modern living with plate glass windows, family room additions, and carport extensions.

Between the 1950s and the 1960s, many dairies replaced older residences with new ranch-style homes. Unconstrained by the dimensions of a city building lot, many of these houses are spacious and rambling in design. These homes, too, were appropriately sited with regard to flood protection.

Small frame tenant houses from the 1920s through the 1950s remain in use on some farms. Often there is a second primary residence, sited with equal prominence, built for an older generation retiring from active dairying, or for a younger generation just beginning a new family.

Hay Barns and Dependencies

The all-important hay barn, for over sixty years, was both the identifying visual component and the operational nerve center of the dairy farm. It provided winter protection for the herd, year-around storage for hay and feed, and shelter for the twice-daily milking procedure.

In the early 1900s, hay barns and their various dependencies—silos, "flat barns," and milk houses—were often planned and constructed by the farmer and his family and neighbors. Design guidance was readily available in the form of standard catalogue plans published by firms such as the Louden Machinery Company and the Radford Architectural Company. Dairy industry literature carried articles on such practical topics as the use of concrete in the barn, electrical wiring of the barn, and pole barn construction techniques.

Clallam County dairy barns built in the 1890s through the turn of the last century were typical of most of those in Western Washington, being multi-purpose buildings that were simply-built, gable-roofed structures framed with hand-hewn timbers or roughly peeled logs, with hand-split or sawn vertical board-and-batt siding, hand-split cedar shake roofing, and hewn plank flooring five or six inches in thickness. Lean-to wings, in which a few cows were easily milked, were incrementally added to one or more sides of the barn. Loose hay was stored from floor to ceiling, at the center of the barn (haymow), or to either side of a central wagon alley. After 1900, sturdier pattern-book versions of gable-

roofed, timber-frame barns, with vertical board-and-batt or horizontal, milled siding were built. These later barns incorporated glazed windows, partial haylofts, and some architecturally detailed, louvered ventilators.

As markets expanded and local dairymen began to increase their herds, the need for greater hay storage capacity encouraged the evolution of barn form and function. Western Washington barns built after 1910 were usually built entirely of lightweight, dimensioned lumber from local mills, and incorporated full second-story haylofts with the ground floor entirely devoted to milking with double stanchions lines for twenty to fifty cows. In the 1920s, many barns built were gambrel and bow-truss barns. Gambrel and bow-truss barns continued to be built, using increased volumes of structural concrete at the lower levels, into the mid-1950s.

Two important building types that evolved as barn dependencies during the pre-1950 period are the silo and "flat barn." Silos gained widespread acceptance for storing silage—fermented grass, corn, peas or vetch— as winter-feed. Silos were touted in dairy journals of the day as the ideal means of silage storage. Silos were usually constructed of wood staves held together by steel cable, with others made of concrete or structural tile.

A relatively less frequent but distinctive addition to the traditional hay barn was the "flatbarn" or "cow barn," appearing between 1920 and the early 1940s. The flat barn was a single-story, gable-roofed wing designed to house milking cows only. One of its important purposes was to improve the sanitation of the milking area by removing it from dusty hay and feed storage. Generally of frame construction, the flat barn usually incorporated concrete floors, operable windows, and good ventilation. The Clark place at Riverside State Park in Spokane has an example of this construction.

Milk Houses

A small but critical component of every dairy farmstead was the milk house. For reasons of sanitation, the separation of the milk house from the barn itself was recommended by early industry publications and promoted by the State Dairy Instructor, although not required by law until 1919. On most dairy farms milk houses were built and rebuilt several times to accommodate new regulations, the evolving technology of milk storage, and new modes of transportation to market.

Early milk houses frequently measured twelve by eighteen feet in dimension and incorporated poured concrete foundations, flooring, and lower walls, and with upper walls and gabled roofs of framed construction. Appended to the exterior was a platform of concrete or wood, upon which the ten-gallon receiving cans were placed for pick-up. The interior space often included along one wall a poured concrete floor trough equipped with cold water plumbing, a sink for washing containers, and a cooler for lowering the temperature of the fresh raw milk. By law, the milk house was equipped with a screened door and operable screened windows, and was regularly whitewashed on its interior.

The Grade A Milk Ordinance of 1949, together with the advent of the first bulk milk tanks in the early 1950s, encouraged many farmers to enlarge or to completely rebuild their milk houses. In other instances, the existing milk house was of adequate size to house an early 300- or 400-gallon holding tank. Larger tank sizes soon forced the construction of larger tank houses, discussed below, on farmsteads that continued in operation as dairies into the 1960s and 1970s.

2.0 Statement of Significance

Dairy Farm Typology

Other Historic Outbuildings

Typically, a pre-1950 Western Washington dairy farm included one or more additional outbuildings of simple, framed construction. Three or four-bay equipment sheds, open on one side for the storage of farm vehicles and machinery, appeared from the 1920s on. Sometimes one structural bay was enclosed to serve as a machine shop. To provide a water supply to the barn and milk house, many dairy farms had small gable-roofed pump houses. Separate calf barns gained popularity in the 1940s and early 1950s, as dairymen learned new approaches to the care and handling of calves. Other ancillary structures on the farmstead might include a chicken coop, garage, root cellar, or woodshed.

Evolutionary Structures

Advances in dairying practice that followed World War II reshaped those Western Washington dairies that continued in use in the after the 1950s. New structures, including the loafing shed, the milking parlor, and the tank house, were introduced. Advances in feed, silage, and hay storage, and in manure removal brought the bunker silage pit, commodities shed, slurry tank, and manure lagoon, to the farmstead. As in decades past, the farmer designed these structures himself.

Early loafing sheds were often appended in some fashion to the old hay barn. More recently, as the continued usefulness of the old hay barn was questioned, loafing sheds were built away from the barn. These new buildings appear as long, low, gable-roofed shelters, dwarfing the size of all other farmstead structures, and contrasting sharply with the monumental massing of the traditional hay barn. They are typically of wood-frame or steel post and beam construction, and are either open to the weather or enclosed with metal sheathing. Roofs are also consistently metal clad. On the interior, baled hay is stored on an open loft platform above the feed alley, or on the floor itself at the center of the feed alley. Strings of dairy cattle eat and rest in bedded free-stalls, 200 or more under one roof.

Milking parlors from the 1950s are most often contained within a corner of the old hay barn at the milking floor level. Later parlors are frequently appended to the barn, sometimes utilizing an old litter alley as a holding area or an exit passage from the parlor. Most recently built parlors are designed as freestanding structures separate from the hay barn. Generally parlors are built of concrete block with fully washable concrete or tile interiors. The earliest parlors positioned four to eight cows in a linear or a herringbone arrangement, while the most recent installations are parallel parlor configurations designed to milk twenty or more cows at one time.

Tank houses are the modern descendants of milk houses. The tank house is always located in close proximity to the milking parlor, and is usually a gable-roofed structure of cement block or framed construction. The enormity of today's 30,000- to 40,000-gallon refrigerated tanks has required periodic extensions of, or additions to, twenty or thirty-year-old tank houses built for smaller herds. A primary siting consideration for tank houses is their accessibility to the tanker truck. The barnyard design must allow for the maneuvering of these large vehicles.

Other structures and features which may be found on the evolutionary dairy farmstead include: three-sided, concrete silage bunkers often dug into a hillside site; compartmentalized commodities sheds that are open to machinery, built of concrete and steel or wood-framed with metal cladding; metal-clad machine

shops; multiple portable calf hutches of molded plastic construction; and massive cylindrical slurry tanks for the storage of animal wastes, or alternatively, manure lagoons on graded-up sites between the farm complex and the pastures beyond.

Architectural Context

The Cowan Ranch Heritage Area includes a one-and-a-half story Craftsman bungalow farmhouse. This discussion is intended to better define the physical characteristics of this residential form.

Typical pattern book Craftsman bungalow.

Craftsman Bungalow

As a general reaction to the extravagance and over-ornamentation of the domestic architecture of the Victorian period, the common aesthetic position at the turn-of-the-last-century called for a radical simplification of the dwelling. This was augmented by the general assumption by a preponderance of social reformers who felt that there was a strong correlation between certain architectural forms and the social changes they sought to bring about. It was believed that changes in housing should occur, not only in form, but also in the adoption of technological innovations that would free the middle-class housewife from the onerous household chores. Middle-class families were inundated with innumerable magazine articles, classes, and discussions beginning in the 1890s, and they were ready for change. The average American family already understood the issues and was ready for Gustav Stickley, Elbert Hubbard, and numerous other architects, businessmen, and promoters who would exploit their desire to embrace a simpler, more healthful, domestic architecture.

The manifestation of this ideology in America became known generally as "Arts & Crafts" design in the decorative crafts, and "Craftsman" in furniture and architectural design. More specifically, the house form most associated with this movement became know as the "bungalow." The word bungalow is derived from the Bengali noun bānglā, meaning a low house with galleries or porches all around. Picked up by the English in the 17th century, it was used sporadically throughout the British Empire to describe any exotic small dwelling. It is a bit mysterious how by the beginning of the twentieth century, at least in the United States, the term "bungalow" ended up replacing an English word "cottage" (derived from the Middle English, cote, or small dwelling) to describe not only a type of dwelling, but also becoming a style. We now associate the term "bungalow" with small houses, usually wooden framed, that were one story or one-and-a-half story, that were built in the United States between 1905 and 1925.

Typological characteristics of bungalows, and their stylistically related two-story cousin, the Craftsman house, include:

- A plan that at least nominally addresses the immediate exterior or garden as an extension of the house
- A form that embraces simplicity rather than complexity
- A composition that expresses structure and materials honestly

As a "type" we tend to think of bungalows as small rectangular shingled houses, having front porches and simple arrangements of low-sloped gable or hipped roofs with overhangs, the former supported on brackets, the latter often with corbels. Other exterior characteristics include casement or double-hung window

with wide flat casings, often with backbands used to increase profile depth where the casing abuts siding. Square columns, rather than round, were usually, although not exclusively used, to support open porches. Water tables and stringcourses often were used to separate changes in siding material as well as stylistically to emphasize horizontality in form.

Cultural Context

Cultural Context

The Cowan Ranch Heritage Area includes several "art" or craft pieces now within or incorporated in the farmhouse, as well as exterior sculptural objects either free standing or incorporated into landscape features. Whether these pieces and objects are considered art or simply craft is debatable. This discussion focuses on generally accepted definitions, which by their nature are highly subjective.

Contemporary Folk Art, Visionary Art, Outsider Art, and Craftwork.

"Contemporary folk art" is generally regarded as art made by people who have had little or no formal schooling in art. Folk artists usually made works of art with traditional techniques and content, in styles handed down through many generations, and often of a particular region. Paintings, sculptures, ceramics, metal work, costume, tools, and other everyday objects all may be folk art. Generally, folk art excludes works executed by professional artists and sold as "high art." Folk art has value as an authentic expression of spontaneous artistic sentiment given material form. Its very everydayness is an essential philosophical element of the work itself in that art emerges from life, as opposed to emerging from the professional production studio. Folk artists usually produced limited output as they were primarily engaged in other activities to make a living. Their artistic talents were honed in other pursuits and emerged as art only occasionally.

"Visionary art" on the other hand, is generally regarded as "art produced by self-taught individuals, usually without formal training, whose works arise from an innate personal vision that is primary in the creative act itself."[154] The essential difference between the two, though both may at times use similar materials and methods, is that visionary art is not bound by the repetition of traditional techniques and styles, but unique to its creator.[155] Visionary artists are thought to hear their own inner voice so resoundingly that they may not even think of what they do as "art."[156] The most common theme of visionary artists worldwide is the backyard recreation of the Garden of Eden and other utopian visions—quite literally building heaven on earth.[157]

"Outsider art," or "Art brut," consists of works produced by people who for various reasons have not been culturally indoctrinated or socially conditioned.[158] Artists of this genre dwell on the fringes of society. Working outside the fine art "system," these people have produced, from the depths of their own personalities and for themselves, and no one else, works of outstanding originality in concept, subject and techniques. They are works that owe nothing to tradition or fashion.[159] "Art brut" artists make up their own techniques, often with new means and materials and they create their works for their own use, as a form of private theater. They choose subjects that are often enigmatic and they do not care about the good opinion of others, often keeping their work secret.[160]

"Craftwork," on the other hand, is not considered art, but simply the application of skill and facility with the hand in the assemblage of objects where their visual qualities are appreciated, but the individual expression is not primary. Craftwork can be repetitive, although cannot by definition be manufactured by machine. The objective is to create visually interesting, but not necessarily emotionally expressive works.

154. American Visionary Art Museum, "What is Visionary Art?" http://www.avam.org/stuff/whatsvis.html, accessed Nov. 27. 2006.

155. Ibid.

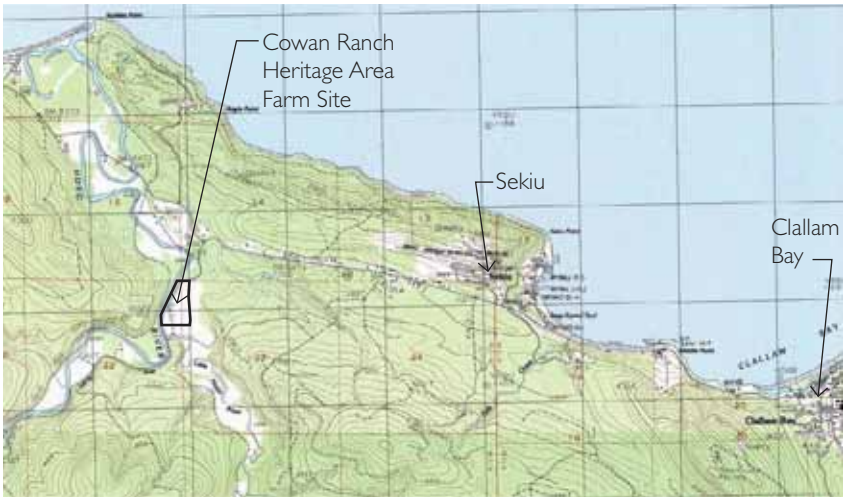
156. Ibid.

157. Ibid.

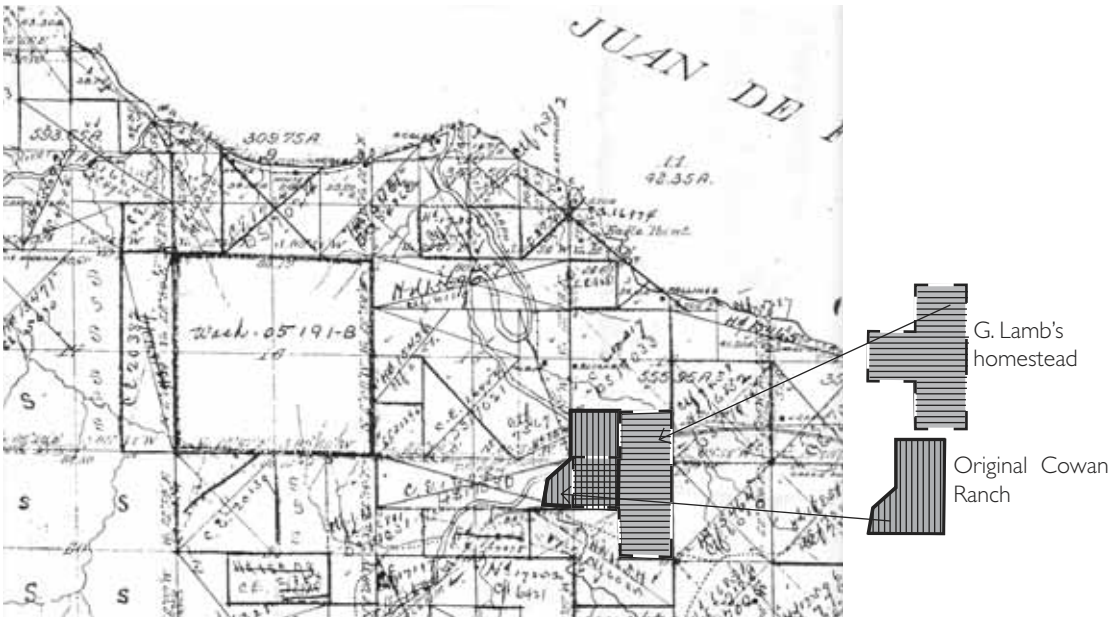
158. Rawvision, "What is Outsider Art?" http://www.rawvision.com/outsiderart/whatisoa.html (accessed Nov. 27, 2006).

159. Ibid.

160. Ibid.



USGS Topo map locating Cowan Ranch Heritage Area Farm Site



1893 Survey Township No. 32, Range No. 15 West

Site and Building Chronology—Cowan Farm

In 1893, George Lamb (1865-1943) claimed a T-shaped 160-acre homestead a little upriver from the mouth and on the eastern side of the Hoko River, and slightly south of its confluence with the Little Hoko River.[161] Lamb had originally come to the Clallam Bay area in 1889, working as an employee of the Pacific Tanning Extract Company in what is now Seiku. When the factory shutdown a few years later, Lamb was one of a few former employees that settled in the area, becoming a county commissioner in the early 1890s.[162] Lamb built a small cabin, as required to prove his claim, at the northwestern corner of his westernmost parcel, where it touched the Hoko River, and where the wagon road from Clallam Bay intersected with the trail up river to Royal. He married Carrie Russ, a local teacher, in 1897.[163]

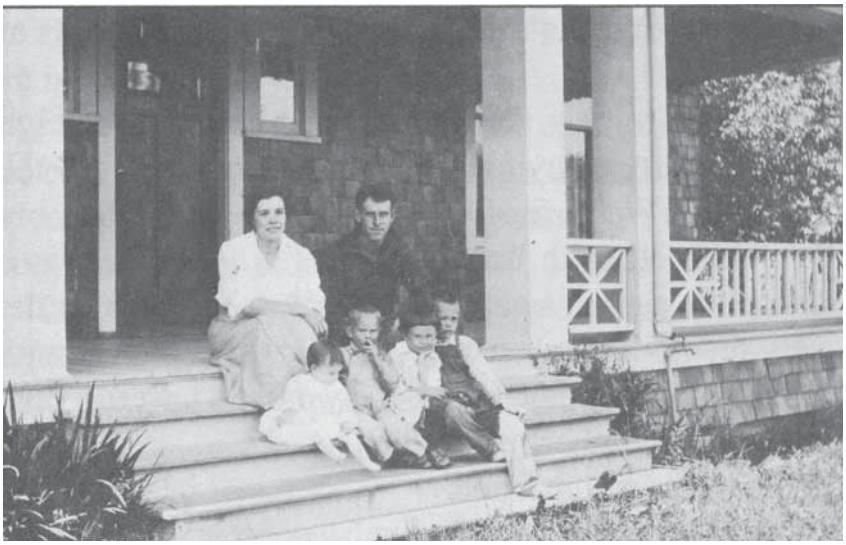
161. USBLM, Washington Tract Books, Records of the Oregon State Office, 1867-1960. George Lamb-DS 17029 (1896), Hd 16846 (1897).

162. Port Angeles Beacon. "Clallam Bay News," June 23, 1893.

163. Obit., Phobe Lucinda Russ, Sept. 1930.

2.0
Statement of Significance
Site and Building Chronology—Cowan Farm

Kenneth and John Cowan circa 1916



Helma and Kenneth Cowan in 1921 with children Garnet, Norman, Thelma, and John.

Lamb either exchanged parcels with adjacent owners or purchased and sold land to adjust his holdings, eventually ending up with a 110-acre dairy farm bordering the Hoko River. Along with the most western 40 acres of his original homestead, Lamb added a 40-acre parcel to the north obtained from George and Alice Talbot, and thirty acres to the west between his homestead and the Hoko River, originally homesteaded by George Smith.[164] After clearing a portion of his land, Lamb turned to dairy farming, building a barn around 1900, and a modern Craftsman house in 1909.[165] By 1914, a writer from the Sequim Press could report that Lamb had:

> "[a] fine plant of shorthorns, the best field of potatoes the writer has seen on the peninsula, one of the prettiest and best bungalow residences in the county, running hot and cold mountain spring water, system lights throughout, and elegant lawn with shrubbery and flowers and good folks within. The farm is producing excellent crops this year, as the owner says it invariably does."[166]

Lamb sold the 110-acre farm to (Joseph) Kenneth Cowan (1892-1956) and his wife Helma Nelson Cowan (1888-1976) in 1918.[167] The Cowans either only purchased the westernmost 110 acres of the farm, or Lamb had disposed of the eastern portion of his original claim earlier.[168] There were a total of 27 cattle and three horses when the Cowans moved to the farm on January 25, 1919.[169] Kenneth was a former lighthouse keeper and lifesaver with the United States Coast Guard, whose father had been a lighthouse keeper at Cape Flattery for 40 years. Helma was the daughter of a pioneer family that had homesteaded near Royal. The Cowan family included four children. John (1914-1991), the oldest, was five when the family moved to the farm. A daughter, Thelma (1915-x), was four, another son, Norman (1917-x), was two. A daughter, Garnet (1919-x), was born later that year.

Over the years the Cowans ran a dairy and raised and butchered cattle, hogs, and some turkeys. The farm shipped butchered beef and hogs by steamer to Seattle, to Washburn's store at Neah Bay, or to the various local logging camps.[170] The Cowans also raised hay for fodder, as well as a variety of cash crops including potatoes, rutabagas, strawberries, gooseberries, currents, rhubarb, and raspberries.[171] Local Indian families often assisted with the berry picking.[172] A duck pond located to the east of the house provided duck for the farm table.[173]

164. USBLM, Washington Tract Books, Records of the Oregon State Office, 1867-1960. George Talbot-Hd 15477, Ctf 7367; George Smith-CE 16957 (1894), DS17030 (1895).

165. Cowan interview, 15. Cowan's dating of the house appears accurate. The southern portion of the barn is probably earlier, dating from the Lamb's initial dairy venture.

166. Sequim Press. "Out in the West End of the County." Aug. 10, 1917. In Amundson, p. 75, John Cowan reported that his dad installed a Delco generator with batteries for 32 volt DC power in 1920, although he was probably describing the original system installed by Lamb.

167. Cowan (Amundson, ed.),1994, 73. Helma Cowan negotiated the sale with Lamb, using profits from a previous land purchased near Lake Pleasant for a down payment. The rest was borrowed from her father, Nels Nelson. Lamb may have been motivated to sell due the health of his wife who died in 1919. Lamb moved to a small parcel of land along the Clallam Road owned by his wife, Carrie, about halfway between the Hoko River and West Clallam (Seiku).

168. Charles F. Metsker, map of Township 32 North, Range 13 West Willamette Meridian. 1925. This map shows the Cowan farm as the western half of the northwestern quarter of Section 23, plus a portion of the south half of the northeastern quarter of Section 22 lying to the east of the Hoko River.

169. Cowan (Amundson, ed.), 1994, 73.

170. Cowan (Amundson, ed.), 74. Potatoes and rutabagas were probably a rotation crop with alfalfa, which cannot be replanted every year. The farm could produce up to 1,000 sacks of potatoes.

171. Cowan (Amundson, ed.), 1994, 74.

172. Cowan interview, 17-18.The Cowans never had more than an acre or so of raspberries. Most of the berries were sold to local lumber camps.

173. M. Cowan, 2006.

Kenneth, Helma, Garnet, Norman, John and Thelma circa 1925

Originally milk produced on the farm was separated at the farm, with the cream shipped to Anacortes or Seattle in milk canisters, and at one time the farm was one of the largest, or the largest cream producer in Clallam County.[174] Kenneth became recognized as a prominent dairyman, becoming a commissioner at one of the local creameries cooperatives.[175] Around 1920, Kenneth built the Milk House located to the south of the barn, to comply with new dairy regulations.[176]

In 1921, a wind of hurricane force struck the Olympic Peninsula, and the farm lost 30 acres of timber.[177] The 1920s also saw the Hoko-Ozette Road completed, which ran through the farm, a little to the west of the barn and house.[178] All the local farms were fenced-in around this time, requiring the Cowans to clear additional pasturage on their property. The barn's original sawn shingle roof was replaced around 1925, using asphalt roofing, but it proved unsuitable and it was replaced by shakes.[179] The Woodshed was probably added to the western side of the house in the late 1920s or early 1930s, as was a chimney for a woodstove in the dining room.[180] A poultry house was built to the northeast of the house sometime before 1935.[181]

In the first few years of the Depression of the 1930s, the price for butterfat dropped to unprofitable levels, so the Cowans sold bottled whole milk to local stores and individuals at reduced prices.[182] Kenneth also bought up most of the cattle in the area, and sold meat to the local lumber camps.[183] The family was able to continue making payments against the original farm purchase, but could not pay property taxes one year.[184] The Cowans did have sufficient financial resources to add approximately 46 feet to the northern side of the existing Barn in 1935, allowing future expansion of their herds.[185] A shed, possibly for hogs, was torn down to accommodate the Barn expansion and probably represented the end of hog raising on the farm.[186]

Barn circa 1930

174. Cowan transcript, 3; Cowan interview, 19.

175. Cowan transcript, 3. This could have also been the Forks Cooperative Creamery. The two creameries merged in 1938. Archibald, Klahn. P.105-106.

176. Cowan interview, 17; RCW 15.32.

177. Cowan (Amundson, ed.), 1994, 73.

178. Nels Nelson, Hilma's father, was the local road commissioner and physically directed the road construction.

179. Cowan interview, 15.

180. Undated photographs of the Cowan farm showing house.

181. Undated photographs of the Cowan farm showing the poultry house in front of barn before addition.

182. Cowan (Amundson, ed.), 1994, 74; Cowan interview, 10.

183. Cowan interview, 10.

184. Ibid.

185. Cowan interview, 14; Susan Goff, notes from interview with John Cowan, September 10, 1994. The original barn was 66 feet by 77 feet. The addition added 40 feet to the higher gable roof and a side shed extending out 27 feet, for a total of 67 feet. The finished barn measured 66 feet by 123 feet. The Cowans may have received benefits under the Agricultural Act (Public Law 73-10 of May 12, 1933), which helped reduce crop surplus with the hope of supporting higher prices. The Agricultural Adjustment Administration paid farmers to destroy existing crops, leave fields fallow, and reduce livestock. Over six million pigs and 220,000 pregnant cows were slaughtered.

186. Cowan transcript, 3.

2.0
Statement of Significance
Site and Building Chronology—Cowan Farm

Helma in the north ship with John in the background circa 1975

The Cowan's oldest son, Joseph Kenneth Cowan, graduated from high school in 1932, and chose to continue farming.[187] During the Depression, John and his father and mother expanded the farm by purchasing additional acreage adjacent or near to the family farm taking advantage of depressed prices.[188] The majority of the early purchases were from the North Pacific Public Service Company, a timber holding company, including 80 acres that Kenneth acquired of the original Lamb homestead adjacent and to the east of the farm.[189] Another 80-acre parcel to the south of the North Pacific Property was acquired from Thorvald Berg.[190] John Cowan acquired from North Pacific, an ocean front property at Eagle Point, and an approximately 70-acre parcel east of the farm adjacent to the small George Lamb holding along the Clallam Road.[191] John also acquired 160 acres along the Hoko River, a little upriver from the farm, from Armund Orset.[192] The additional property eased the pasture shortage on the farm brought about by the fencing of property.[193]

Kenneth, Helma, and son John ran the farm, hand milking two strings of dairy cattle (50) until 1940, when they put in an AC diesel generator and began milking by machine.[194] The addition of the generator also allowed the addition of a water pump to the milk house, accommodated in a small open area on its southern side.[195] The Cowans also purchased their first tractor in the 1940s, but continued to use and keep a team of horses until 1958.[196]

Kenneth's health declined beginning around 1944, and John took over much of the physical labor of running the farm.[197] The Cowans also quit turkey farming probably in the mid-1940s, when prices dropped because of intensive farming.[198]

Joseph Kenneth Cowan died in 1956, leaving his wife Helma and John to run the farm together.[199] John had the roof of the Barn replaced in 1958, using shakes he had hand split, and the original cedar shingled roof of the Farmhouse was also replaced with shakes soon after that.[200] The Garage/Equipment Shed was also built around 1958.[201] The Cowans abandoned the dairy business around the same time, raising beef cattle exclusively and began harvesting trees on the forested areas of the farm.[202] The farm did not connect to utility electric power

187. Cowan interview, 19; Marjorie Cowan, phone interview conducted by Larry E. Johnson, Dec. 1, 2006. John's brother Norman went into the United States Coast Guard after graduation in 1934, continuing in the tradition of the father and grandfather who had both served in the Lighthouse Service, which became under the jurisdiction of the Coast Guard in 1939.

188. Cowan interview, 19.

189. Charles F. Metsker, map of Township 32 North, Range 13 West Willamette Meridian. 1935. It is interesting to note that a 40-acre parcel, the most northern parcel of the original George Lamb homestead, was acquired from North Pacific by N.M. Nelson, possibly Helma Cowan's father, Nels Nelson. Another 40 acres north of this was purchased by G.N. Cowan that could have been Garnet Cowan, the Cowan's youngest daughter, or a printing mistake on the map as it is identified as belonging to John Cowan in the 1970 edition of the map.

190. Ibid.

191. Ibid.

192. Ibid.

193. Cowan interview, 13.

194. Cowan (Amundson, ed.), 1994, 75.

195. The open area was probably previously used for storing milk cans. Early photos show that a large tree had been located near the southeastern corner of the milk house and would have provided shade. The decomposition of the tree trunk caused the excessive settlement of the southern side of the milk shed.

196. Cowan (Amundson, ed.), 1994, 74; Cowan transcript, 3. The work on the farm had always been a team effort with Helma and the two girls providing essential services as well.

197. Cowan transcript, 3.

198. Ibid.

199. Ibid.

200. Ibid., 15.

201. Cowan interview, 16.

202. Cowan interview, 15; Cowan transcript, 3.

until the early 1960s, around the same time that the Cowans purchased a clothes dryer, and enclosed the rear porch.[203] The poultry house was torn down sometime after the mid-1960s. John Cowan had a craftsman from Clallam Bay build two concrete Viking ships flanking the entry stairs on the eastern side of the house and a decorative hand pump base near the rear door on the western side of the Farmhouse in the late 1960s.[204] The southern doors to the Barn hay area were modified around this time, creating future structural problems.[205] The Hoko-Ozette Road was realigned to the west near the river starting in 1968, no longer cutting through the farm, and a new bridge was built crossing the Little Hoko River.[206] A two-room cabin originally built by Lamb to house his hired help and another small building were demolished as part of the road project.[207]

In 1975, John Cowan married Inez Bellerud, a long-time friend of his sister Garnet.[208] Helma died in 1976.[209] Inez and John made several changes to the Farmhouse, including enclosing the two front porches, remodeling the bathroom, remodeling the kitchen, and adding a bay to the northern side of the house.[210] John also had a large bird feeder and some birdhouses on the northern side of the house built at this time.

John Cowan quit active farming in 1984, and began to lease out portions of property. In 1991, John sold the farm that now included 522 acres of pasture and forest to Washington State Parks and Recreation Commission, retaining three acres in a life trust.[211] Cowan donated 55 acres of ocean frontage at Eagle Point to Washington State Parks and Recreation Commission in 1993.[212] These properties will become the core of the new Hoko State Park.

203. Cowan (Amundson, ed.), 1994, 75; Cowan interview, 17.

204. Undated photographs of the Cowan farm showing Helma sitting in one of the ships and holding the pump handle.

205. The single door on the eastern and western sides was made into a pair of doors, allowing access of wider equipment. The door header was undersized and the weight of the southern gable wall was inadequately carried to the ground.

206. Clallam County Road Division, "Hoko-Ozette Road, Plan No. 319," June 17, 1968.

207. Goff, Notes. One of these buildings may have been part of the original homestead cabin that was moved to the south. The small addition on the eastern side of the barn may also be one of these buildings.

208. Cowan transcript, 4. Archibald, Stories of Pioneers, 48.

209. Cowan (Amundson, ed.), 1994. 78.

210. Cowan (Amundson, ed.), 1994, 78.

211. WSP, Hoko River State Park, Final Report, 2006. p. 2.

212. WSP, 2006. p. 2. John may have been following the lead of his father, Kenneth Cowan, who at one time owned river frontage on the West Twin River and was generous in allowing fishermen access to the river.

2.1
Summary of Site Chronology

Summary of Site Chronology

1893 George Lamb homesteads 160 acres building two-room cabin.

1900 Around 1900, A large barn is built on the site measuring approximately 66 feet by 77 feet.

1909 Craftsman style house is built to the south of the barn.

1918 Lamb sells 110-acre farm to Kenneth and Helma Cowan.

1920s Milk house is built to the south of the barn, and a poultry house is built to northeast of house.

1930s Woodshed is added to western side of house. In 1935, 46 feet is added to the north side of barn. Farm acreage expanded.

1940s Diesel generator is installed providing AC power for milking machines and water pump in the milk house.

1950s Barn roof replaced in 1958, using hand split shakes, and the original cedar shingle roof of house was replaced with shakes. The garage/ equipment shed was built around 1958. Cowans discontinue dairy operations in 1959.

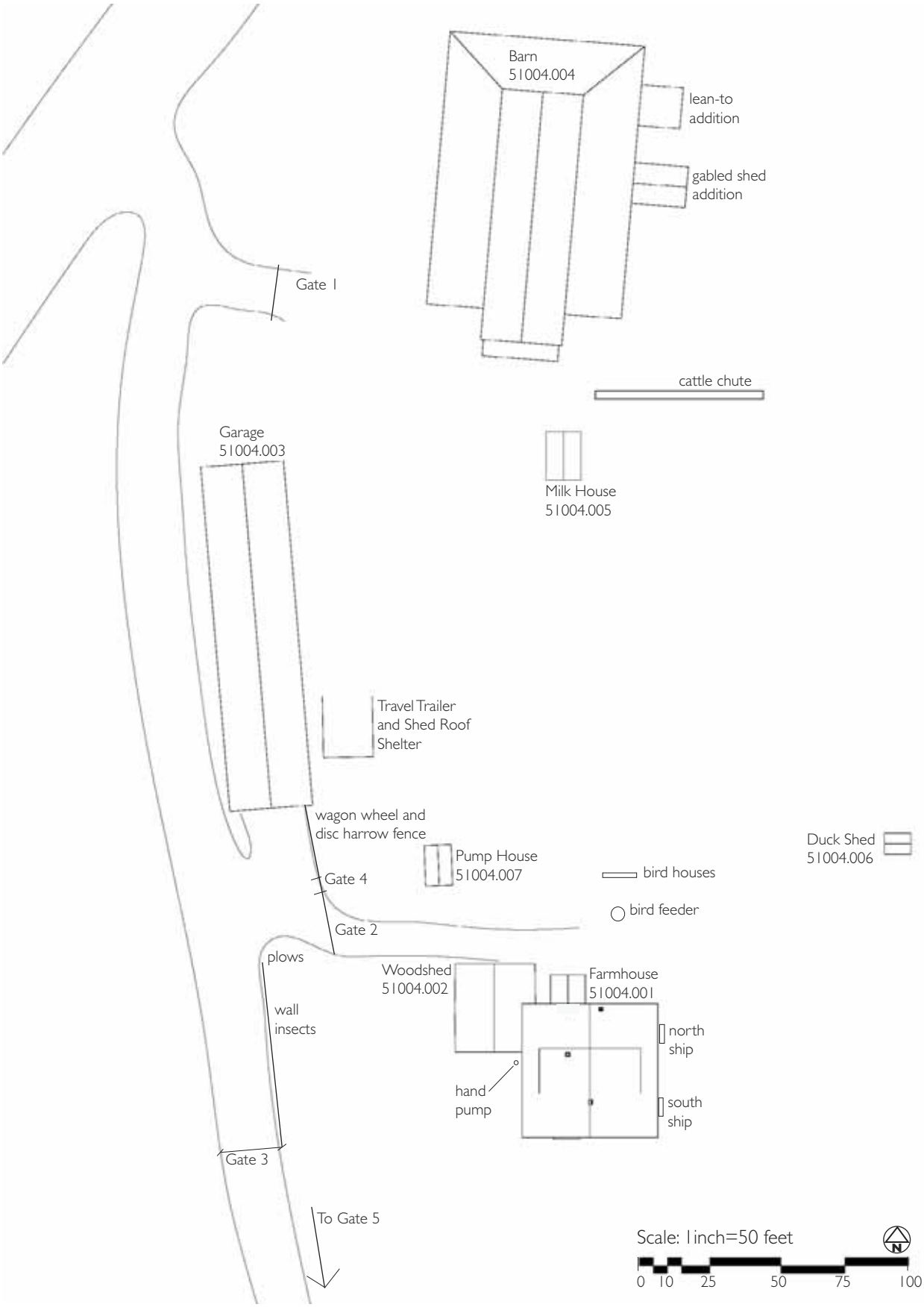
1960s Farm is connected to utility power. The poultry house was torn down sometime after the mid-1960s. The rear porch was enclosed. The southern doors to the barn hay area were modified. In the late-1960s the Hoko-Ozette Road was realigned to the west near the river and a new concrete bridge is built over the Little Hoko River. Viking ships flanking the entry stairs on the eastern side of the house and a decorative hand pump base near the rear door on the western side of the house added in the late-1960s.

1970s Several changes to the house were made after 1976, including enclosing the two front porches, remodeling the bathroom, and remodeling the kitchen and adding a bay to the northern side of the house. John built a large bird feeder and some birdhouses on the northern side of the house at this time.

1984 The Cowan Ranch ceases operation.

1991 Cowan property acquired by Washington State Parks and Recreation Commission.

2003 Washington State Parks and Recreation Commission begins planning effort aimed at protecting park resources and developing initial public access to Hoko River State Park.


Barn
51004.004
lean-to
addition
gabled shed
addition
Gate 1
cattle chute
Garage
51004.003
Milk House
51004.005
Travel Trailer
and Shed Roof
Shelter
wagon wheel and
disc harrow fence
Pump House
51004.007
Duck Shed
51004.006
Gate 4
bird houses
bird feeder
Gate 2
plows
Woodshed
51004.002
Farmhouse
51004.001
wall
insects
north
ship
hand
pump
south
ship
Gate 3
To Gate 5
Scale: 1inch=50 feet
N
0 10 25 50 75 100

3.0
Site and Building Description

Site

General Site Description

The site is a cluster of seven buildings: a farmhouse, a woodshed, a garage, a barn, a milk house, and two other utility structures. The buildings lie slightly to the east of the Hoko River and Hoko-Ozette Road and approximately one mile north of Highway 112, approximately four-and-a-half miles west of the town of Clallam Bay. The immediate site is part of a former dairy and cattle ranch and is a relatively flat area approximately 600 feet long in the north-to-south direction and three hundred feet wide in the east-to-west direction. Pastureland stretches to the north, east, and further south along the Little Hoko River, a tributary of the Hoko River. A paved drive/farm road leaves the frontage road near the barn at the northern end of the site, continues past the long narrow garage and continues generally south ending at the bank of the Little Hoko River. An asphalt driveway leaves the drive/farm road at the southern end of the garage and continues eastward to the farmhouse and the attached woodshed. A low cobblestone wall runs along the approach to the garage and another taller cobblestone wall running along the drive/farm road, along with a rail fence south of the farmhouse, encloses a small garden to the west of the farmhouse. This garden has a large big leaf maple growing at its center. A pump house is located on the northern side of the driveway. The area between the driveway and barn is fenced as a corral. The small "duck house" is located to the northeast of the farmhouse by a cluster of trees and additional corral space. A former milk house is located a little to the south of the southeastern corner of the barn. A cattle chute and stanchion are located a little east of both the barn and the milk house. A small house trailer with a carport roof is located to the east of the garage but is not described as a site feature.

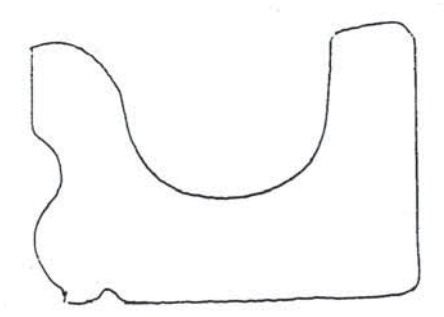
view of farm site

There are several ornamental site features placed around the site including: four gates, wall ornaments, a mounted hand pump, a bird feeder, and two concrete Viking ship planters. Other "found objects" including net floats and driftwood are also used as decorative features.

Farmhouse

Farmhouse (51004.001)

The farmhouse is a one-and-a-half story wood-frame Craftsman style bungalow presently enclosing approximately 3,000 square feet of interior space. The building is approximately aligned with the ordinal directions with the traditional main entrance facing toward the east. The building measures approximately 45 feet north-to-south, approximately 44 feet east-to-west, and is approximately 24 feet, six inches at the top of its highest point along its north-south ridgeline. The main floor level is approximately two feet above grade. The building sits on a minimum concrete foundation with a stem wall extending from the foundation wall to the building's perimeter 2x8 rim-joist and floor joists that span east-to-west. The resulting crawlspace is approximately 30 inches high from grade to the bottom of the joists. Intermediate framing posts and beams sit on either sandstone flags or small poured concrete pads. The second floor framing is composed of 2x6 framing running east-to-west. The building is currently covered with mauve-colored 12x24 inch asbestos shingles with a 10.5-inch exposure, and all trim is painted an off-white color. The head height for all windows and doors is approximately 80 inches unless otherwise noted. The building has a main roof pitch of approximately 7-in-12, and the two centrally located shed dormers on the eastern and western roof slopes have roof pitches of approximately 5-in-12. All roofs have approximately 30-inch overhangs with 2x8 bargeboards supported by simple 6x6 wood brackets with 45-degree supports. All roof rafters appear to be 2x4s spaced on 24-inch centers supporting "Seattle" pattern cedar gutters



profile of a typical "Seattle" pattern gutter

The plans this section were created by Steve Campbell of The Johnson Partnership, 2006.

unless otherwise noted. The rafters-ends do not have fascia boards. The roof is covered with hand-split cedar shakes laid with a 10-inch exposure. The building abuts the woodshed (described below) on its western side.

eastern facade

The eastern façade has the principal entrance to the building. The entrance is centrally located and recessed between two enclosed porches. The entrance porch is approximately eight feet-six inches wide and approximately eight feet deep, and is accessed by way of wood framed stairs extending entirely across the porch width. The floor of the porch is tongue-and-groove fir flooring. The main entrance door, a three-panel door with a glazed upper panel, is located at the northern side of the porch's western wall. A driftwood sign with the words "John-Inez Cowan" is mounted above the door. A small rectangular window is located adjacent to and on the southern side of the entrance door. The northern wall of the porch is composed of a pair of French doors with sidelights and glazed transom. The southern wall is covered with asbestos shingles. The two enclosed porches are both approximately 18 feet wide and approximately eight feet deep. Each porch has two pair of square columns at their corners along the eastern façade. Each column is approximately 14 inches square and the columns are spaced approximately 26 inches apart at each pair group. The columns sit on lower asbestos shingled perimeter walls extending approximately 30 inches above the main floor height. Intermediate openings between the columns are glazed with simple non-operable wood-sash plate-glass windows. The larger central windows have a centrally placed vertical wood mullion. The roof visible on this façade has a small centrally placed shed-roof dormer with a horizontal tripartite group of wood-sash double-hung windows centrally placed on the east dormer face. The southern side of the roof has a red brick chimney located approximately at the ridgeline approximately nine feet-six inches from the building's southern face, and another red brick chimney extending up the northern building face and through the roof eave and located approximately three feet six inches east of the ridgeline.

southern elevation

The southern elevation has a doorway to the enclosed main floor level rear porch on its western side. The doorway has a paneled door with an aluminum storm door and is accessed by way of a simple concrete stair with three treads. A simple red painted pipe handrail is mounted on the stairs' northern side, and extends from the door casing to the concrete walk at the base of the stairs. To the east of the doorway is a projecting shed-roofed bay with a pair of one-over-one wood-sash double-hung windows providing light to the bedroom located in the building's southwestern corner. The bay is located approximately 10 feet from the southwestern corner of the building and measures approximately seven feet-six inches wide and projects out approximately 30 inches from the building face. The roof of the bay lacks a gutter. A tripartite group of one-over-one wood-sash double-hung windows provides light into the building's living room. This window group is located approximately 24 feet from the building's southwestern corner. A large non-operable wood-sash plate-glass window is located to the west of the square porch column located at the building's southeastern corner. The second floor has a pair of one-over-one wood-sash double-hung windows centered under the ridgeline. All wood-sash double-hung windows, as well as the porch doorway, on this façade have flat 1x5 casing with an outer back-band. A simple 1x6 stringcourse runs above the main-floor windows abutting the window head casing. The asbestos siding is lapped over the stringcourse. There is also a continuous wood water table located approximately at the floor line. A series of spaced wood brackets, one at the ridgeline and three on each side, supports the gable overhang bargeboard. The two shed dormers also have a single bracket supporting the outer end of their bargeboard.

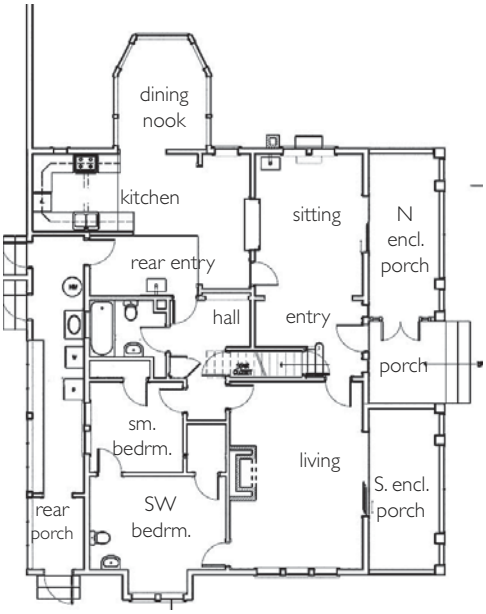
3.0
Site and Building Description
Farmhouse

western elevation

The western elevation of the building is partially obscured by the woodshed that abuts the farmhouse on its northwestern corner. There is an additional doorway to the enclosed rear porch at the northern end of the façade near where the façade abuts the woodshed. The doorway has a paneled door with an aluminum storm door and the doorway is accessed by way of a simple two tread concrete stair with a simple red painted pipe handrail mounted on the stairs' southern side and extending from the door casing to the concrete walk at the base of the stairs. The doorway is cased with a flat 1x5 casing with an outer back-band. The electrical service mast is mounted immediately north of the doorway with the mast extending through the roof. To the south of the doorway and extending to the southwestern corner of the building along the face of the enclosed porch are three groups of windows, each with three, three-light, wood-sash windows, the outer two of which are operable casements. A downspout extends from the roof gutter down to the column between the northernmost window group and the center window group. The roof of this façade also has a shed-roof dormer identical to the one on the eastern side.

northern elevation

The northern elevation has a large non-operable wood-sash plate-glass window located to the west of the square porch column located at the building's northeastern corner. Two rectangular screened foundation vents are located below floor level beneath the porch window. To the west of the porch window and approximately eleven feet six inches from the northeastern corner of the building is a pair of one-over-one double-hung wood-sash windows providing light to the original dining room. Below and centered on the pair is an exterior mounted wood box with a hinged slanted roof. Immediately to the west of the window pair is a 16-inch square brick masonry chimney extending from grade through the roof overhang. The chimney runs on top of the asbestos siding. To the west of the chimney at grade level is the crawl-space access opening. Also to the west of the chimney is a single one-over-one double-hung wood-sash window that provides light into the current kitchen. Adjacent to and immediately west of this single window is a projecting bay with a simple gable roof with aluminum gutters. The bay is located approximately 24 feet, eight inches from the building's northeastern corner. The bay projects outward approximately 12 feet and is approximately 10 feet, six inches wide where it joins the main wall of the building. The eastern and western walls cant inward approximately two feet beginning at a point approximately eight feet outward from the wall of the main building, ending with a northern wall that is approximately eight feet six inches wide. The bay is glazed with simple non-operable aluminum-sash windows with wood intermediate vertical mullions on the eastern side and on the canted bays, with a simple non-operable wood-sash window on the northern side, and with one operable sliding aluminum window at the north end of its western side, and a non-operable aluminum-sash window with obscure glazing on its southern end. The bay foundation is exposed, has rectangular plastic foundation vents, and extends upward to the plate of the floor joists. The eastern and western lower walls of the bay are covered with hand-split wood shakes, while the two canted walls and the northernmost wall are covered with asbestos siding. The northern bay corners have vertical corner boards. A small one-over-one double-hung wood-sash window is located two-feet, eight-inches from the building's western corner. Another pair of one-over-one double-hung wood-sash windows is located on the second floor, centered under the ridgeline. With the exception of the projecting bay, the northern façade is similar to the southern façade, with the same window casing, stringcourse, and water table.



1st floor plan Farmhouse

For scale drawings see Appendix 4: Record Drawings of the Cowan Ranch Heritage Area Farm Site Buildings

The interior of the farmhouse has approximately nine-foot ceilings on the main floor and approximately eight-foot ceilings on the second floor. The floors are

generally original Douglas fir flooring covered with a variety of types of wall-to-wall carpet, with the exception of portions of the kitchen and bathroom areas that have vinyl flooring. Interior walls are wood-framed with horizontal wood shiplap covered with fabric or paper. Many walls have received an additional layer of wood paneling of various species and configuration. Original unaltered doors and windows have 1x5 jamb casing topped by a cornice composed of a bead trim, a 1x8 lintel, and an ogee crown. All original doors are Douglas fir five-panel. Original door hardware is mortise locks with simple knobs.

The building is entered by way of a recessed porch at the center of the eastern façade. The main doorway opens into a rudimentary entry with a partially enclosed stairway located at the entry's southwestern corner. The entry is approximately eight feet wide by approximately 11 feet, four inches deep. The stairway has a simple newel post with cap and an abbreviated handrail leading up three risers to a doorway. The entry is paneled with tongue-and-groove V-grove vertical 1x6 knotty-pine boards.


Farmhouse interior veiwing south to entry

The former dining room, now the sitting room, is located to the north (right) through a wide arched wall opening. The former dining room measures approximately 15 feet north-to-south, by approximately 11 feet, four inches east-to-west. This room is paneled with tongue-and-groove V-grove vertical 1x6 "knotty" pine or cedar boards. The ceiling is covered with acoustical tile squares. A doorway to the kitchen area is located at the south end of the western wall and a projecting glass showcase with Douglas fir casing is centered on the wall to the north of the doorway. Located in the northwestern corner of the room is a wood stove with a lapidary stone base and corner lapidary stone insulating wall panels extending from the floor to the ceiling. The chimney vent extends through the north wall of the building into the brick masonry chimney on the northern side of the building. A pair of windows is centered on the northern wall and a wood box with a hinged top is located immediately beneath the window. The room's eastern wall has an aluminum sliding glass door accessing and the northern enclosed porch.

The enclosed porch measures approximately 17 feet, six inches north-to-south and seven feet, six inched east-to-west and has asbestos siding on its western wall, while the northern and eastern walls are primarily glazed. The ceiling is painted "beaded-ceiling" running north-to-south. The southern porch wall has a pair of French doors within a primarily glazed wall panel.

The living room is located on the southern side of the entry and is accessed by way of a 30-inch doorway located between the eastern building wall and the stairway. The room measures approximately 20 feet north-to- south, by approximately 14 feet east-to-west. This room is paneled with what appears to be a mixture of pine, cedar, and "bird's eye" maple V-grove vertical 1x6 boards, extending from the floor to a painted picture rail placed at the level of the crown of the door lintels. Above the picture rail the upper wall is painted paper or fabric, as is the ceiling. A large projecting woodstove surround is centered on the western wall of this room. This surround is surfaced with sliced stalactites and is approximately six feet wide, projects approximately three feet into the room from the western wall, and is approximately seven foot, four inches high. The cast iron stove is placed with a central recess with a brick half-round arch. A brass Life Guard Service emblem is glued to the arch keystone.[213] The chimney flue for what would appear to be the original fireplace extends from the top of the surround to the room's ceiling. The stove surround is flanked by a pair of doors located near the corner of the room, the southern door leading to the southwestern bedroom and the northern door leading to a central hallway. The southern wall has a large tripartite window. The eastern wall has a three-


Living room stove


emblem detail

213. The surround provides thermal mass for the house. The emblem is probably a family keepsake related to John W. Cowan's (Kenneth's father) or Kenneth Cowan's lighthouse service.

3.0
Site and Building Description
Farmhouse
Interior

Farmhouse kitchen viewing southwest

section aluminum sliding glass door leading to the southern enclosed porch. The casing around the sliding doors appears to be a modified window casing, with a narrower jamb casing and an inserted head section. Numerous mounted animal heads and wood burls are mounted around the room on the upper painted wall section above the picture rail or on the door head trim.

The southern enclosed porch measures approximately 17 feet north-to- south, by approximately seven feet, six inches east-to-west. The walls are covered with what appears to be grooved cedar plywood paneling. The ceiling is covered with "knotty" cedar, V-grove vertical 1x6 boards running north-to-south. The southern and eastern walls are primarily glazed. The southern windows have enlarged wood sills. An electric baseboard heater is mounted on the northern porch wall. The porch area contains some wall mounted burl and lapidary craft pieces.

The rear and most western portion of the building contain a central hallway leading to a small bedroom, a central bathroom, a closet beneath the stairway, and the kitchen area that is located in the northwestern corner. The central hallway is an irregular space measuring 13 feet, six inches at it greatest length in the north-to-south direction and approximately eight foot, six inches in the east-to-west direction. The walls and ceiling of the hallway are generally painted fabric. A rudimentary bookcase occupies the northern wall of the hallway, a lined cabinet is placed in a corner on the western wall, and a Douglas fir cased cabinet is located on the northern wall. A section of molding along the ceiling adjacent to the northern exterior stairway/closet wall indicates that the northeastern wall of the hallway was probably originally open to the entry area.

A small bedroom is located between the larger bedroom in the southwestern corner of the building and the central bathroom. The bedroom measures approximately nine feet, six inches north-to-south, by approximately 10 feet east-to-west. This small bedroom is paneled on the wall and ceiling with tongue-and-groove V-grove vertical 1x8 "knotty" cedar boards. Besides the entry doorway located on the northern side of the eastern wall, there is a closet doorway roughly centered on the northern wall, a pair of windows centered on the western wall viewing out to the rear enclosed porch, and a doorway on the western end of the southern wall providing access to the larger southwestern bedroom. All doorways and the window in this room have no casing, with the paneling directly abutting the opening jamb, head, or stool. What appears to be an original pendant lamp is mounted in the center of the room's ceiling.

Farmhouse bathroom sink

The larger bedroom located in the southwestern corner of the building measures approximately 10 feet north-to- south, by approximately 14 feet, six inches east-to-west. The room's walls and ceiling are painted fabric or paper. The room retains an original picture rail mounted at the level of the crown of the door lintels. A six-foot wide by 30-inch window bay is centered on the southern wall. A toilet and sink are mounted in the southwestern corner of the room. A burl-framed mirror is mounted above the sink and the toilet area has a movable privacy curtain hung from the ceiling. A non-original pendant light hangs from the room's ceiling.

The bathroom is located between the small bedroom to the south and the kitchen area to the north. The bathroom measures approximately six feet north-to-south, by approximately eight feet east-to-west. The lower portion of the bathroom walls, up to approximately 48 inches, are covered with a vinyl fabric, and the upper portion is paneled with irregular boards of Lawson (Port Orford) cedar. A small storage closet is located in the southeastern corner of the room, the sink is mounted at the center of the southern wall, a pink cast iron tub is mounted on the western wall, and the toilet is placed near the center of the northern wall.

The sink cabinet is built of Lawson cedar and has a burl wood counter and giant clamshell sink. A horse collar is used to frame the mirror above the sink. Various antler horn pieces are used as towel racks, hooks, a toilet paper holder, and the doorknob.

The kitchen area is relatively large and contains sub-areas including the rear entry and wood stove area at the southwestern corner of the space, the kitchen counter area in the northwestern corner of the room and partially contained in a projection filling in a portion of the rear porch, the dining nook projecting northward from the room proper, and an alcove on the eastern side of the kitchen area. The entire area, not including the two projections, measures approximately 14 feet, six inches north-to-south, by approximately seventeen feet east-to-west. The entire area is paneled similarly to the sitting room with a mixture of pine, cedar, and "bird's eye" maple V-grove vertical 1x6 boards, extending from the floor to ceiling. Acoustical tiles cover the ceiling and surface-mounted florescent lighting provides most of the area illumination. The doorway accessing the kitchen area on the southern side has a five-panel door with lapidary work mounted within each panel. The head of this doorway is trimmed with a lapidary panel. A wood stove is positioned along the room's northern wall and is placed on a raised brick masonry base with a semi-circular front. A lapidary heat shield extending from the brick hearth to the ceiling is mounted behind the stove. The doorway accessing the rear porch on the room's western wall is a four-panel door with a glazed upper panel. The lower three panels of the door are filled with lapidary work ad the doorway is cased with jamb and head panels of lapidary work. A dark stained wood box with hinged top is attached to the wall to the south of the door. The floor of this area is covered with a patterned sheet vinyl. The kitchen cabinet area is a U-shaped windowless space, approximately eight feet wide and projecting westward into the rear porch area approximately six feet. This area contains an electric range, sink, dishwasher, and refrigerator. The floor in this area is sheet vinyl. The base and upper cabinets are pre-manufactured modular with a dark finish. Countertops are plastic laminate. The backsplash on the southern wall is a lapidary panel approximately 6 inches high by approximately 10 feet long. The southern wall end projecting eastward into the larger kitchen area is also finished with a vertical lapidary panel that extends from the floor to the ceiling.

The dining nook is a large projecting bay measuring approximately nine feet, six inches wide east-to-west, and approximately 12 feet deep north-to-south. The bay is glazed on three sides, viewing out directly too the north at a large birdfeeder. The lower walls have a mixed wood wainscot of V-grove vertical 1x6 boards. The southernmost window on the western side of the nook has a translucent lapidary panel. A "western-style" chandelier hangs from the center of the ceiling. The opening to the dining nook is also finished with lapidary panels extending from the floor to the ceiling and across the lintel. The alcove on the eastern side of the kitchen area is defined by a beam/header spanning north-to-south. The alcove measures approximately 14 feet wide in the north-to-south direction and is approximately five foot deep in the east-to-west direction. The separating header is cased with lapidary panels on the sides and bottom and the upper portion is paneled with mixed specie V-grove vertical 1x6 boards. The eastern wall of the alcove has the rear side of the dining room display case with open upper shelves and lower drawers. The drawers are faced with Lawson cedar and have horn handles. The upper portion of the cabinet is cased with lapidary panels, as is the adjacent door to the south. The alcove contains additional mounted mosaic and lapidary pieces.

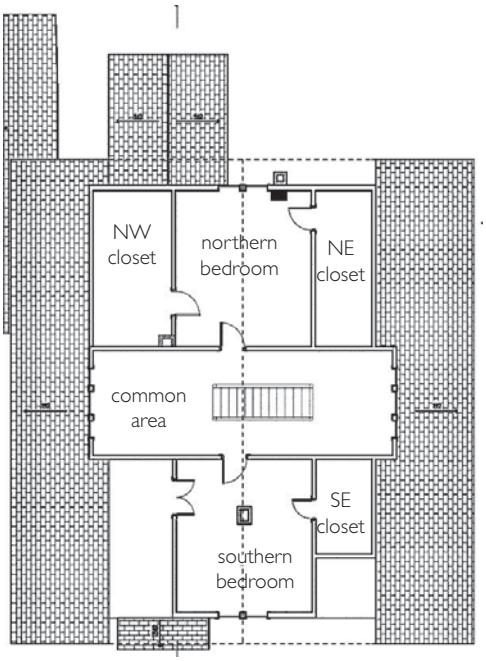
The rear porch is accessed from the rear kitchen door. The rear porch is fully enclosed and measures approximately 35 feet, six inches north-to-south and


Dining room stove


Kitchen nook viewing north


Lapidary window

3.0
Site and Building Description
Farmhouse
Interior



2nd floor plan Farmhouse

five feet, six inches east-to-west. The floor is Douglas fir tongue-and-groove flooring and the ceiling is beaded-ceiling running north-to-south. The eastern and northern walls are covered with cedar shingles with an approximately five-inch exposure. The eastern wall has a door leading to the kitchen at it northern end and some windows lighting the interior, one for the bathroom, and a pair of double-hung windows for the small bedroom. The southern wall has a paneled door leading to the exterior and the western wall is glazed with casement windows, excepting the most northern section which has two doorways, the southern one accessing the exterior and the northern one leading to the connecting woodshed. A water heater, laundry sink, and a washer and a dryer are located on the eastern wall and a shallow cabinet with a plastic laminate countertop is located along the western wall. A remnant of a small vestibule is located at the southern end of the porch.

The upper or second floor is accessed by way of the stairway located within the entry area. The enclosed stairs lead up to a common room within the confines of the dormers on the eastern and western slopes of the roof. The room measures approximately 11 feet wide in the north-to-south direction, by approximately 31 feet long in the east-to-west direction. The walls and ceiling are of painted paper or fabric. The ceiling drops down on the eastern and western sides of the room following the roof slope. The room has one central surface mounted florescent fixture. There are three small cased double-hung windows at both the eastern and western sides. The central stairway has an approximately 30 inch tall guardrail composed of square balusters and square newels with flared caps. Near the center of the northern and southern walls are cased doorways leading to two additional bedrooms.

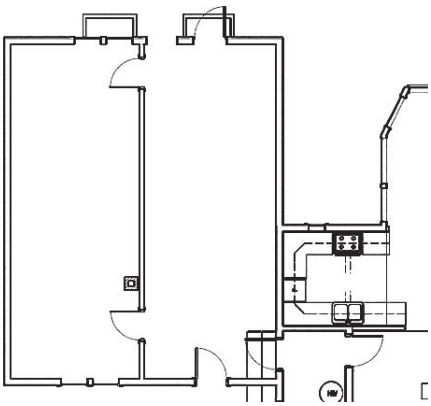
The northern bedroom measures approximately 16 feet, four inches in the north-to-south direction, and approximately 14 feet in the east-to-west direction. The walls and ceiling are of painted paper or fabric. The room has doors accessing the attic area on the northern side of the eastern wall and the southern side of the western wall. A pair of double-hung windows is located on the northern wall. The floor of the bedroom is not carpeted, revealing Douglas fir tongue-and-groove flooring. The attic areas are unfinished and reveal the house framing of 2x6 ceiling/floor joists and 2x4 roof rafters. Only traces of insulation are present. The brick masonry chimney continuing up from the kitchen wood stove is located at the southeastern corner of the western attic.

The southern bedroom is similar to the northern bedroom. The room measures approximately 16 feet in the north-to-south direction, and approximately 14 feet in the east-to-west direction. There is one door on the eastern wall accessing the eastern attic area, which is finished off with horizontal cedar boards as a closet. The western wall has a pair of cabinet doors with shelving behind. Near the center of the room is the brick masonry chimney continuing up from the living room. Around the chimney are three burl wood shelves.

Heat is provided to the building by the three wood stoves located in the sitting room, living room, and kitchen area. The bedrooms and the bathroom on the main floor are unheated and the second floor receives heat by way of floor-mounted vents to the rooms below. There is an electric baseboard heater located on the northern wall of the southern enclosed porch adjacent to the living room. The building's electric service panel is located on the western wall of the rear porch and is rated at 200 amps. Water enters the building on the eastern side of the crawl space and is distributed to the bathrooms and kitchen through a mixture of galvanized and plastic piping.

For scale drawings see Appendix 4: Record Drawings of the Cowan Ranch Heritage Area Farm Site Buildings

3.0
Site and Building Description
Woodshed



1st floor plan Woodshed

Woodshed (51004.002)

The Woodshed is attached to the farmhouse on its western side.[214] The Woodshed is a one-story wood-frame utility building enclosing approximately 720 square feet of interior space. The building is oriented approximately on-line with the Farmhouse with entrance doorways located on the northern and southern sides. The building measures approximately 30 feet north-to-south, approximately 24 feet east-to-west, and is approximately 16 feet at the top of its highest point along its north south ridgeline. The building is a slab on grade structure with the floor approximately two feet below the main floor of the attached farmhouse. The building is built from 2x4 wall framing and 2x4 roof rafters, with a plate height of approximately eight feet, 10 inches. The head height for all doors is approximately 80 inches, and all windows have a head height of approximately 90 inches. The building is currently covered with mauve-colored 12x24 inch asbestos shingles with a 10.5-inch exposure unless otherwise noted. All trim is painted an off-white color. The building has a roof pitch of approximately 7-in-12 and has approximately 24-inch overhangs with 2x6 bargeboards. All roof rafters appear to be 2x4s spaced on 24-inch centers with fascia-supported metal gutters. The roof is covered with hand-split cedar shakes laid with a 10-inch exposure. There is a metal flashing forming a broad gutter at the intersection of the farmhouse and woodshed roofs.

north elevation

The Woodshed's southern elevation has a three-panel door on its eastern side and a pair of tall four-light casement windows located approximately five feet from the building's southwestern corner. The western elevationof the building is blank and is currently used to display a collection of net floats. The northern elevation has a square shuttered window located five feet from the building's northeastern corner. A three-panel door is located approximately nine feet from the building's northeastern corner. A pair of tall four-light casement windows is located approximately five feet from the building's northwestern corner. A nearly square window opening with a hinged wooden shutter is located to the east of the doorway. Two rectangular brick masonry planters, each measuring approximately 24 inches deep, by 48 inches long, by 21 inches high, flank the doorway. The eastern elevation is partial, due to its intersection with the farmhouse and it is blank and covered with hand-split shakes.

east elevation

The interior of the Woodshed has no finish work and is utilitarian in nature. The building is divided in halves by a north-to-south wood-frame wall with connecting doorways at the northern and southern ends of the wall. This dividing wall is open above the plate height. There is a doorway at the southern end of the eastern wall connecting the woodshed to the rear porch of the farmhouse by way of three risers. Wood is currently stacked against the eastern wall of the eastern room. There is an abandoned masonry chimney located along the dividing wall in the western room approximately eight feet from the southern wall.

214. The woodshed could be considered an addition to the house, but in this report it will be considered as a separate building and is separately described.

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